



WELCOME HOME

A GUIDE TO PROPERTY TAXES
FOR NEWLY-BUILT HOMES

TOWN OF EAST GWILLIMBURY



19000 LESLIE STREET

SHARON, ON

LOG 1V0

905-478-4282

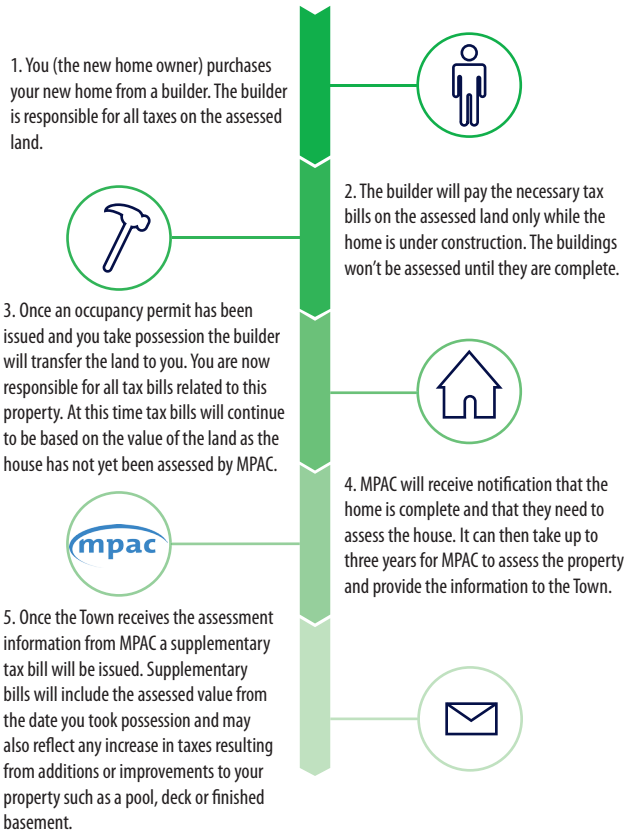
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WHEN WILL I GET MY TAX BILL?

You will begin receiving tax bills once you take possession of your home. These tax bills may seem low as they are based only on the land your home is on.

MPAC must assess your house before you are taxed on the structure. The Town will issue a supplementary tax bill once this assessment is complete, which could be up to three years after the date of purchase.

WHAT IS THE PROCESS?



 Your supplementary tax bill is typically due within 30 days of the issue date. Depending on the size of your home, the time between when you took possession, when MPAC updates your assessment and when the Town issues your bill this will be thousands of dollars. The Town may be able to help you set up a payment schedule to minimize the impact of this bill. Please call 905-478-4282 to learn more.



● PREPARING FOR YOUR SUPPLEMENTARY TAX BILL

You will receive a supplementary tax bill after MPAC has assessed the value of your home, which could take up to three years to occur. Your supplementary tax bill will be retroactive the date you took possession of your home and will be for thousands of dollars. If you have additional questions about your supplementary tax bill please contact Customer Service.



● WHAT IF MY TAXES ARE PAID BY A MORTGAGE COMPANY?

Once the Town has received notification from your mortgage company, all tax bills (including the supplementary tax bill) will be sent directly to your mortgage company on your behalf for payment.

● WHAT IF MY PAYMENT IS LATE?

Payments for supplementary tax bills are typically due 30 days after the issue date. If you are unable to pay the complete amount by the due date the Town will charge interest on the account at 1.25%/month (15%/year) against the outstanding amount until the bill is paid.

FUTURE TAX BILLS

After you receive your supplementary bill, from the next year forward your property will fall into the regular billing schedule and will receive two bills per year with two due date installments on each bill.

INTERIM BILL ISSUED MID/LATE JANUARY

Due in two installments:

- Last business day of the month in February & April

FINAL BILL ISSUED MID/LATE JUNE


Due in two installments:

- Last business day of the month in August & October

WE'RE HERE TO HELP

If you have additional questions contact Customer Service at 905-478-4282.

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