

Town of Lakeshore
Finance Department
Frequently Asked Questions

1. I just built a new home. What will my taxes be and when will I get a tax bill?

Anyone that is building or has recently built a home must remember that a supplementary tax bill will be issued once your home is assessed by the Municipal Property Assessment Corporation. Currently you are being billed on a vacant lot value. When the assessment comes through, you may receive a tax bill for up to 2 – 3 years of taxation. Payment will be due within the year billed for the full amount. If you wish to get an idea of what this tax might be, take the construction value of your home and multiply it by the tax rate for the respective year. The current and prior year tax rates can be found on our website.

2. I am selling my home; what should I do in terms of my water account?

If you are selling your property, please remember to call the water billing department to get a final reading on your meter, at least 7 working days before the closing date. By leaving your forwarding address, the final bill can be settled quickly.

3. How can I get my indemnity deposit back?

The indemnity deposit will be returned to you once all of the necessary inspections have been completed and are satisfactory. In most cases, the one often forgotten is the inspection of the water meter. You should call the engineering and infrastructure department as soon as possible to have your meter inspected. Your water bills will then be converted to a consumption basis of billing rather than a fixed flat rate.

4. As a builder, how long is it before I receive a water/sewage bill for my property?

The Town allows builders 90 days from the date the water service is connected to the municipal water supply to build, which includes the installation of the water meter and remote, prior to any water/sewage billing. After this 90-day period, a flat rate of \$60 per month for water and \$53 per month for sewage is charged. Once the meter has been inspected, the bill will convert to a consumption basis from the flat rate.

5. I know that the basic charge for water and sewers is \$25. Why does my billing show \$50?

The water bills are sent out every two months. The water and sewer basic charges are \$25 per month, which results in a charge of \$50 per billing.

6. I did not receive my water/tax bill. Why am I being charged a penalty when I did not know that I had anything to pay?

The responsibility to have the water and tax bills paid on time stays with you, the homeowner, whether or not the bill is actually received. Water bills are issued every two months and tax bills are issued twice a year. Please call the office if you require clarification as to which months you should expect your water bill. The water due dates are always the last working day of the month. For property taxes, the dues dates are the last working day of February, April, July and October.

7. I severed a lot from the original parcel of land this year. When can I expect to be separately assessed and taxed?

When a parcel of land is severed in the current year, the lot must first be registered at the registry office. The assessment office will then create a separate roll number for the new parcel and split the market value between the original parcel and the newly created parcel. This process can take up to two years before it is updated in our assessment roll book. The Town is not able to make any separate calculations of taxes between the two properties. Until the roll is updated the registered owner of the original parcel will continue to receive the full tax bill.

8. Why does my tax bill say residential taxable? I have always been farm taxable.

It is very important for every farm owner to file their annual Farm Registration Form with the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) prior to the deadline, June 30. If you do not file or if you file the form late, the Assessment Office classifies the property as residential taxable. The process to correct this oversight can take one full year. The farm owner must first contact the Farm Rebate office at OMAFRA and discuss with them any changes that may have occurred on the property and the reason why they have not filed. Farm Rebate will then determine if you qualify as farm and if there is a correction to be made. Applications will need to be completed. Farm Rebate will then provide the Assessment Office with any adjustment. For assistance, contact the Farm Rebate office by e-mail farmtax@omafra.gov.on.ca or phone 1-800-469-2285. The OMAFRA website www.omafra.gov.on.ca has further information.