

Home Energy Loan Program (HELP)

The City offers low-interest loans to help homeowners install energy-efficient windows, furnaces, insulation and more. Learn more at toronto.ca/Home-Energy-Loan.

Accessibility

The City is committed to providing accessible programs and services for all its residents. If you require your bills in a different format, call 311 - Tax & Utility Inquiry Line (416-392-2489) or for TRS dial 711, or visit toronto.ca/Accessibility for services available.

Voluntary Contribution

Visit toronto.ca/Donate to find the many ways you can support your community, including donations of goods, services, food and financial gifts.

Contact Us

The City strives to provide great service to all members of our community. 311 Toronto offers information in more than 180 languages and the City's website can be viewed in more than 130 languages.

Customer service representatives are available to answer questions about your property tax bill:

Call: 311 - Tax & Utility Inquiry Line
Within Toronto: 311
Outside Toronto: 416-392-2489

Fax: 416-696-3605

TRS: Dial 711

Email: propertytax@toronto.ca

Write: City of Toronto, Revenue Services
General Correspondence
5100 Yonge St.
Toronto, ON M2N 5V7

Visit: toronto.ca/PropertyTax
For tips on sending a fax or email, visit toronto.ca/PropertyTaxesAndUtilities.

2025 Final Property Tax Bill Information

Call 311 - Tax & Utility Inquiry Line

Monday to Friday, 8:30 a.m. to 4:30 p.m.

Call within Toronto: 311

Call outside Toronto: 416-392-2489

Extended hours - Inquiry/Payment Counters:

June 30 and July 2 from 8:30 a.m. to 5:30 p.m.

Call Centre: June 27, 30 and July 2 from 8:30 a.m. to 6 p.m.



Call **311**

Final 2025 property tax bill

Your final property tax bill is the second of two regular tax bills sent in 2025. The interim tax bill was mailed in January. The final 2025 property taxes are comprised of a municipal and education levy. The municipal portion is calculated by multiplying your property's fully phased-in January 1, 2016 current value assessment (CVA) by the municipal tax rate, as approved by City Council. The education component is calculated by multiplying your property's fully phased-in current value assessment (CVA) by the education tax rate, as set by the Government of Ontario. Properties in the commercial, industrial and multi-residential tax classes may be subject to further adjustments to determine final taxes. The Government of Ontario postponed the 2021 reassessment; 2025 property values are the same current value assessment (CVA) values as 2020, unless the property experienced relevant changes (improvements or demolitions).

Property Tax Rates and Fees

Refer to toronto.ca/PropertyTaxRates for information on tax rates, fees charged for services or to learn how your taxes are calculated.

Relief programs

The City offers the following relief programs for eligible property owners:

Property Tax, Water and Solid Waste Relief

For low-income seniors and low-income persons with disabilities who own a residential property.

Co-Operative Housing Grant Program

Available to eligible persons residing in non-profit housing co-operatives.

Cancellation, Reduction or Refund of Taxes

For owners of properties that undergo changes during the year (i.e. change in property class, building demolished or undergoing repairs or renovations).

Charity Rebates

For registered charities occupying property space in a commercial or industrial building.

For information about these relief programs, refer to Property Tax, Water & Solid Waste Relief/Grant and Rebates at toronto.ca/PropertyTax.

Property Tax Lookup

Access your account details, change your mailing address, or go paperless and subscribe to eBilling. Visit toronto.ca/PropertyTax.

New! Enrol for pre-authorized payments through the Property Tax Lookup. Choose 2, 6 or 11 instalments per year with payments automatically deducted from your bank account. Learn more at toronto.ca/PreAuthorizedTaxProgram.

Vacant Home Tax Program

If you own a house or condo in Toronto, you need to make a Vacant Home Tax declaration every year – even if you live at your property. The program supports the City's ongoing efforts to increase housing availability and affordability by encouraging property owners to rent or sell vacant properties. The declaration period for the 2025 calendar year opens in the fall. Learn more at toronto.ca/VacantHomeTax.

Your 2025 City tax dollars at work

For a home with an assessed value of \$692,031, the total City taxes would be \$4,160* (excluding education taxes in the amount of \$1,059*). Here's how your City tax dollars will be spent:

- \$804 Transit
- \$708 Police Services
- \$510 Capital Investments & Corporate Financing
- \$463 Cost Shared Social Programs
- \$393 Fire and Paramedic Services
- \$377 Other City Operations
- \$368 Other Agencies
- \$366 Governance & Corporate Services
- \$171 Transportation
- \$4,160* Total (*numbers rounded)**

Note: The program costs identified above are based on average assessed values and are not per household costs.