

Municipality of *Bluewater*

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2025 Interim Tax Insert

Municipal taxes

There are four tax installments each year. Bills are mailed twice a year. The interim bill shows the amount owing for the first two installments (February 28th and May 31st) and the final bill shows the amount owing for the last two installments (September and November). The interim bill is based on 50% of the 2024 total taxes billed. The 2025 final bill will be based on your 2025 assessment multiplied by the approved 2025 tax rate.

Tax notices for all properties are mailed at the same time, regardless of whether a mortgage company or individuals pay them. If your mortgage company pays your taxes, the tax notice you receive will show the name of the company and a mortgage number on the bill.

Payment options

Ensure payments for ANY amounts owing to the Municipality are received in office by the due date to avoid late penalties.

If making branch, telephone, or internet payments for taxes, utilities, etc., please allow for processing time (up to three business days).

When paying your property taxes through online banking, use the 15-digit roll number found on your bill without the dashes. Do not include the digits 4020 as found on MPAC assessment notices.

Roll No.	000-000-00000-0000	Account
Mortgage:		Mortgage

If paying by cheque, please ensure all funds are in Canadian dollars. Please highlight the dates on postdated cheques.

For more information:

<https://bit.ly/bluewaterpayment>

Request for reconsideration

Property owners who disagree with their property assessment can file a request for reconsideration with MPAC. For all property concerns regarding assessment, please contact MPAC (Municipal Property Assessment Corporation) at 1.866.296.6722.

Go paperless!

You can sign up to receive cash receipts, invoices, tax bills and utility bills by email.

Register today through our website:

<https://bit.ly/bluewaterpaperless>

Once enrolled, it is your responsibility to notify our office of any changes to your information and to check your email for bills. Hard copies will not be mailed to e-billing subscribers.

If you receive your bills electronically, please consider making payments electronically, too, as the stubs will not have the bar code for quick processing at the office.

Agricorp farm tax program

The Government of Ontario supports agriculture through the Farm Property Class Tax Rate Program, also known as the "Farm Tax Program." Your property must be assessed as farmland and placed in the Farm Property Tax Class Rate Program by Agricorp. For more information, visit <https://bit.ly/3DGhZ84>.

Any 2025 pending farmland tax incentive adjustments will be processed after the 2025 final tax levy has been processed.

Supplementary/omitted tax bill

A supplementary and/or omitted tax bill results from updated assessment information recently provided to the Municipality by the Municipal Property Assessment Corporation (MPAC). Residents receive property assessment change notices from MPAC. These notices are issued when the current value assessment or the tax classification of your property has changed due to approved reasons. If you disagree with the supplementary and/or omitted assessment, you must file a Request for Reconsideration (RfR) with MPAC within the time mentioned on the Property Assessment Change Notice.

More information: <https://bit.ly/3OhPJ00>

Updating your mailing address

Request a change of address using our online change of address form. Changes to mailing addresses need to be made in writing. Visit: <https://bit.ly/BWaddresschange>

Water and sewer updates

New water and sewer rates take effect January 1, 2025, as per by-law 43-2021. This change is reflected on April bills.

Utility bills are due January 31, April 30, July 31, and October 31.

If you have completed the build or renovation of a new home or structure that is connected to the municipal water/wastewater system please contact the Utilities Clerk to ensure a new account has been created and make sure the

transmitter box is connected or re-connected. The sooner we know, the lesser chance of a large "back bill".

If you are moving, contact the municipal office with as much advanced notice as possible so a final water meter read can be processed. A mailing address for the final bill also needs to be provided.

Watch the municipal website and local paper for dates for the spring watermain flushing.

An appointment must be scheduled for all water turn ons as someone must be present when the water is turned on. Seasonal water turn appointments will be booked on Tuesdays.

No person or persons shall operate the municipal water shut off (curbstop) other than the water operator who is acting on municipal staff's direction or authority.

Locates: For all locate requests contact Ontario One call at 1-800-400-2255

Food waste survey

The Communities in Bloom and Environmental Committee is looking for your feedback on food waste in your household and your interest in developing a municipal composting program. Take the survey at municipalityofbluewater.ca to share your feedback!

Ensuring a safe working environment

Please do not to approach snow plow operators. The operation of snow removal equipment is detail-oriented and the operators need to focus on the task of snow removal. Additionally, operators are attempting to complete their work as efficiently as possible. When operators are interrupted, it delays them from continuing with their route. If you have questions or concerns related to the work completed by an operator, please contact the municipal office.