

FACTSHEET: Property assessments, 2023 budget and taxation

Property assessments

On October 31, 2022, the MRC de la Vallée-de-la-Gatineau filed the property assessment roll for the years 2023-2024-2025 for five of its seventeen municipalities as well as for the unorganized territories (TNO), including the Township of Low.

In Low, the average increase in assessment units is 36.3%: vacant land value has increased on average by 18% and residential properties have increased on average by 39.9%. The median value is now \$176,100.
To request a review of your assessment, the deadline is April 30, 2023. Contact the MRC at 819-463-3241 ext. 250.

2023 budget

Corrections in presentation of one-time grants and projects and allocations and reserved funds, have been made.

Increased costs including fuel, labor, training and insurance have significantly affected the administration, fire department, public works and waste management budgets.

	Budget 2023	Budget 2022	% Change
<u>REVENUES</u>			
Taxes and compensation	\$2,563,559	\$2,016,873	27.11%
In lieu of taxes	35,149	36,942	-4.85%
Revenue from local sources	248,587	308,286	-19.36%
Grants	<u>595,656</u>	<u>659,928</u>	-9.74%
TOTAL REVENUE	<u>3 442 951 \$</u>	<u>3 022 029 \$</u>	
<u>EXPENDITURES AND ALLOCATIONS</u>			
Administration	\$735,184	\$669,121	9.87%
SQ Police Service	169,677	161,752	4.90%
Fire Department	296,557	259,197	14.41%
Public Works	1,084,005	946,967	14.47%
Street lighting	5,000	5,000	0.00%
Paratransit	14,854	8,751	69.74%
Air transportation	7,898	7,780	1.52%
Environmental health	705,292	382,397	84.44%
Urban planning and development	119,602	134,819	-11.29%
Recreation and culture	109,727	134,322	-18.31%
Interest and other financial expenses	44,790	55,651	-19.52%
Allocations and reserved funds	<u>150,365</u>	<u>256,272</u>	-41.33%
TOTAL EXPENSES AND ALLOCATIONS	<u>\$3,442,951</u>	<u>\$3,022,029</u>	

The municipality has managed to reduce the expenses under its control by limiting the increase in these expenses to 1.6%. Some fees, including contributions to the MRC expenses, transit, the airport and policing, are collected and distributed by the Municipality, but outside its control. With these increases, the overall budget is up by 13.93%.

Expenses	Budget 2023	Budget 2022	Change
SQ Police	\$169,677	\$161,752	+ 4.90%
MRC Vallée-de-La-Gatineau	298,821	235,426	+ 26,93 %
Waste management	568,743	256,911	+ 121.38%
All other expenses	2,405,710	2,367,940	+ 1.6%
Total	\$3,442,951	\$3,022,029	+ 13.93%

The three-year capital plan presents a list of projects that the municipality would like to carry out in the next few years, depending on the availability of funds and financial assistance. If and when these projects advance, a resolution with details would be brought to Council before any spending is committed.

Taxation

Increases in assessed property values, an increase in operating costs for the municipality, and higher contributions collected for shared services have in turn led to a higher tax bill for most property owners in Low.

- Despite overall higher expenses, the municipality has decreased its tax rate by almost 34% from \$0.8541/\$100 of assessment to \$0.5655/\$100 of assessment.
- The waste collection rate has been increased by \$205 per residence to cover the higher costs of the new contract. Covering increased costs for labor and fuel, the new contract also adds the mandated collection of compost. Organic collection works out to about \$77.74 per household per year. The less waste we send to landfill by composting and recycling, the more subsidies we are entitled to receive from RECYC Quebec. The environment committee will continue to monitor usage and explore ways to manage waste collection.
- A new fee structure for police and fire services offsets the increase in taxes against the increase in assessments.

Different properties are seeing different changes on their tax bills.

- For a property with no increase in assessed value, the tax bill has decreased.
- For properties below the average of 39.6%, the increase is mainly related to the rate for waste management.
- For a property with an above-average increase, there is an increase in the tax bill.

Here are a few examples:

Property assessed at \$176,100 with no change in value. Tax bill in 2022: \$1,835 Tax bill in 2023: \$1,764 Difference: -\$71
Property reassessed from \$150,000 to \$185,000 (23% increase) Tax bill in 2022: \$1,613 Tax bill in 2023: \$1,815 Difference: \$202
Property reassessed from \$200,000 to \$275,000 (38% increase) Tax bill in 2022: \$2,040 Tax bill in 2023: \$2,324 Difference: \$284
Property reassessed from \$300,000 to \$500,000 (67% increase) Tax bill in 2022: \$2,894 Tax bill in 2023: \$3,597 Difference: \$703

If you have any questions about your tax bill, please contact the Municipality of the Township of Low from Monday to Friday, 8 a.m. to 12 p.m. or 1 p.m. to 4 p.m. (819) 422-3528 or by email at reception@lowquebec.ca