

Performance Measures

Table 1 below provides the measure of total property taxes for the median household incomes in Niagara versus the BMA study average for both 2022 and 2021, while Table 2 compares the year over year change in average household income between Niagara and the BMA study average. As can be noted, the variance between the Region and BMA averages has grown from 2021 to 2022. Note that the study results are based on 2022 rates, and therefore are not impacted by 2023 tax policy decisions and approved budgets.

Table 1 – BMA Study Compared – Total Property Taxes and Municipal Burden

| Tax Burdens Category | Niagara Average* 2022 | Study Average 2022 | Niagara Average* 2021 | Study Average 2021 |
|---|-----------------------|--------------------|-----------------------|--------------------|
| Total Property Taxes as % of Hhld. Income | 4.17% | 3.75% | 4.10% | 3.80% |
| Total Municipal Burden: Taxes and W/WW as % of Hhld. Income | 5.33% | 4.90% | 5.20% | 4.90% |

*Calculated using a simple average of all LAMs

Table 2 – Niagara Avg. Household Income vs BMA Study Compared

| | 2022 | 2021 | % Increase |
|----------------------------------|-----------|-----------|------------|
| Niagara Average Household Income | \$104,320 | \$103,359 | 0.83% |
| Survey Average Household Income | \$110,000 | \$109,551 | 0.41% |

The combined Niagara Region, Local Area Municipalities, and education tax levy compares competitively to the BMA study average for 110 Ontario Municipalities surveyed. Total taxes as classified by BMA are in the mid-range tax burden for all but the Standard Industrial, Hotels and Walk-up multi-residential which is in the high-range. The Region is above the study average in seven categories per Table 3 below.

Table 3 – Property Tax Burden by Property Class versus BMA Average

| Property Class | Property Type | Rank | Metric | Niagara Average* \$ | Study Average \$ | Variance \$ | Variance % | Compare to Study |
|----------------|---------------|------|----------|---------------------|------------------|-------------|------------|------------------|
| Residential | Bungalow | Mid | Tax/Unit | 3,932 | 3,698 | 234 | 6.33% | Above |
| | 2 Storey | Mid | Tax/Unit | 5,202 | 4,885 | 317 | 6.49% | Above |
| | Executive | Mid | Tax/Unit | 7,022 | 6,816 | 206 | 3.02% | Above |
| Multi-Res | Walk-Up | High | Tax/Unit | 1,725 | 1,472 | 253 | 17.19% | Above |
| | High-Rise | Mid | Tax/Unit | 1,882 | 1,918 | (36) | -1.88% | Below |

| Property Class | Property Type | Rank | Metric | Niagara Average* \$ | Study Average \$ | Variance \$ | Variance % | Compare to Study |
|----------------|---------------------|------|-------------|------------------------|---------------------|----------------|---------------|------------------|
| Commercial | Office Buildings | Low | Tax/Sq. Ft. | 2.95 | 3.11 | (0.16) | -5.14% | Below |
| | Shopping | Mid | Tax/Sq. Ft. | 4.17 | 3.78 | 0.39 | 10.32% | Above |
| | Hotels | High | Tax/Unit | 1,935 | 1,636 | 299 | 18.28% | Above |
| | Motels | Mid | Tax/Unit | 1,157 | 1,223 | (66) | -5.40% | Below |
| Industrial | Standard Industrial | High | Tax/Sq. Ft. | 1.89 | 1.59 | 0.30 | 18.87% | Above |
| | Large Industrial | Low | Tax/Sq. Ft. | 0.94 | 1.11 | (0.17) | -15.32% | Below |

*Calculated using a simple average of all LAMs.