

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 2024 and 2023, 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 2023 to 2024. Note that the study results are based on 2024 rates, and therefore are not impacted by 2025 tax policy decisions and approved budgets.

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

Tax Burdens Category	Niagara Average* 2024	Study Average 2024	Niagara Average* 2023	Study Average 2023
Total Property Taxes as % of Hhld. Income	4.15%	3.63%	4.09%	3.59%
Total Municipal Burden: Taxes and W/WW as % of Hhld. Income	5.35%	4.90%	5.24%	4.80%

*Calculated using a simple average of all LAMs

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

	2024	2023	% Increase
Niagara Average Household Income	\$116,923	\$113,438	3.07%
Survey Average Household Income	\$124,639	\$121,388	2.69%

The combined Niagara Region, Local Area Municipalities, and education tax levy compares competitively to the BMA study average for 121 Ontario Municipalities surveyed. Total taxes as classified by BMA are in the mid-range tax burden for all but the Residential, Standard Industrial, Hotels and Walk-up multi-residential which are in the high-range. The Region is above the study average in eight categories per Table 3 below.

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

Property Class	Property Type	Rank	Metric	Niagara Average * \$	Study Average \$	Variance \$	Variance %	Compare to Study
Residential	Bungalow	High	Tax/ Unit	4,381	3,971	410	10.32%	Above
	2 Storey	High	Tax/ Unit	5,494	5,246	548	10.45%	Above
	Executive	High	Tax/ Unit	7,832	7,336	496	6.76%	Above
Multi-Res	Walk-Up	High	Tax/ Unit	1,932	1,568	364	23.21%	Above
	Mid/High-Rise	Mid	Tax/ Unit	2,015	2,068	37	1.79%	Above
Commercial	Office Buildings	Mid	Tax/ Sq. Ft.	3.22	3.30	-0.08	-2.42%	Below
	Shopping	Mid	Tax/ Sq. Ft.	4.55	3.99	0.56	14.04%	Above
	Hotels	High	Tax/ Unit	2,132	1,742	390	22.39%	Above
	Motels	Mid	Tax/ Unit	1,265	1,309	-44	-3.36%	Below
Industrial	Standard Industrial	High	Tax/ Sq. Ft.	2.09	1.68	0.41	24.40%	Above
	Large Industrial	Mid	Tax/ Sq. Ft.	1.04	1.18	-0.14	-11.86%	Below

*Calculated using a simple average of all LAMs.