

Performance Measures

The table below provides the 2019 measures for total property taxes for Niagara versus the 2019 BMA study average. Note that the study results are based on 2019 rates, and therefore are not impacted by 2020 tax policy decisions and approved budgets.

Table 1 – 2019 BMA Study – Total Property Taxes and Municipal Burden

| | Niagara Average* | Study Average | Variance | | Comparison to Study |
|---|------------------|---------------|----------|--------|---------------------|
| | | | \$ | % | |
| Total Property Taxes (\$) Per Median Dwelling Value | \$3,944 | \$3,928 | 16 | 0.40% | Above |
| Total Property Taxes as % of Hhld. Income | 3.9% | 3.7% | | | Above |
| Total Municipal Burden: Taxes and W/WW (\$) | \$4,927 | \$5,008 | -81 | -1.65% | Below |
| Total Municipal Burden: Taxes and W/WW as % of Hhld. Income | 5.0% | 4.9% | | | Above |

*Calculated using a simple average of all LAMs (weighted average is 5.2%).

The combined Niagara Region, Local Area Municipalities, and education tax levy compares competitively to the BMA study average for 108 Ontario Municipalities surveyed. Total taxes as classified by BMA are in the mid-range tax burden for all but the Large Industrial and Office buildings which is in the low-range and Hotels which are in the high-range. The Region is above the study average in seven categories per Table 2 below.

| Property Class | Property Type | Ranking | Comparison Metric | Niagara Average* (\$) | Study Average (\$) | Variance | | Comparison to Study |
|----------------|------------------------|---------|-------------------|-----------------------|--------------------|----------|---------|---------------------|
| | | | | | | \$ | % | |
| Residential | Bungalow | Mid | Tax/Unit | 3,574 | 3,449 | 125 | 3.62% | Above |
| | 2 Storey | Mid | Tax/Unit | 4,772 | 4,611 | 161 | 3.49% | Above |
| | Executive | Mid | Tax/Unit | 6,455 | 6,418 | 37 | 0.58% | Above |
| Multi-Res | Walk-Up | Mid | Tax/Unit | 1,594 | 1,403 | 191 | 13.61% | Above |
| | Mid/High-Rise | Mid | Tax/Unit | 1,744 | 1,756 | (12) | -0.68% | Below |
| Commercial | Office Buildings*** | Low | Tax/ Sq. Ft. | 2.84 | 3.13 | (0.29) | -9.27% | Below |
| | Shopping | Mid | Tax/ Sq. Ft. | 3.93 | 3.72 | 0.21 | 5.65% | Above |
| | Hotels** | High | Tax/Unit | 1,880 | 1,628 | 252 | 15.48% | Above |
| | Motels | Mid | Tax/Unit | 1,110 | 1,239 | (129) | -10.41% | Below |
| Industrial | Industrial Vacant Land | Mid | Tax/Acre | 3,514 | 4,097 | (583) | -14.23% | Below |
| | Standard Industrial | Mid | Tax/ Sq. Ft. | 1.87 | 1.69 | 0.18 | 10.65% | Above |
| | Large Industrial*** | Low | Tax/ Sq. Ft. | 0.92 | 1.16 | (0.24) | -20.69% | Below |

*Calculated using a simple average of all LAMs.