



Township of Brock  
PO Box 10  
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705-432-2355

### **Information regarding supplementary taxes**

If you are purchasing a property that is in a newly developed subdivision and shows as not being fully assessed. The taxes billed to date have been done using the land value only and supplementary taxes will be issued on the value of the home retroactive to the occupancy date of the first owner.

Supplementary/omitted taxes will be issued and prorated from the occupancy date of the first owner, once MPAC has evaluated the value of the completed house and forwarded that information to our office for billing.

An assessment should represent the current value closely linked to what the house should sell for on the market. Therefore, we suggest to residents who have purchased newly built homes and are awaiting supplemental taxes; to use their purchase price of the home multiplied by our residential tax rate to arrive at an estimated supplementary annual tax.

***Example: Purchase price= \$380,000 x (2019 residential tax rate) 0.01227319 = estimated annual taxes of \$ 4,663.81.***

These taxes will not be billed until later in the year but will be due in either one or two installments. As per the Municipal Act, 2001, taxes may be recovered from the original owner or any subsequent owner of the assessed land. Therefore, we suggest if your client is purchasing the property not fully assessed that you hold back funds to cover these supplementary billings.