

When to pay your taxes

Tax accounts in the amount of \$300 or more may be paid in two instalments by the following dates:

- **Friday, March 1, 2024**
- **Monday, June 3, 2024**

If your tax account is less than \$300, you must pay it in a single instalment by March 1, 2024.

You may also pay your taxes in several instalments, with added interest and penalty fees. Look on the back of your tax account for the amounts payable in 6 instalments.

How to pay your taxes

Accepted methods of payment are listed on the back of your tax account. Whatever your preferred method of payment, please allow sufficient time for us to receive your payment.

Use our online service

Through this digital service, you can:

- Check if your property taxes or your duties on transfers of immovables have been paid in full.
- Check the due dates on your upcoming invoices.
- Verify the mailing address on file.

To use this service, go to **Montréal.ca** and log into your account. You will need your property tax account number, as well as the access code provided on your tax account.

Questions about your taxes?

Dial **311** (island of Montréal) or **514 872-0311** (outside the island of Montréal):

- Monday to Friday, 8:30 a.m. to 8:30 p.m.
- Saturday, Sunday and holidays, 9 a.m. to 5 p.m.

Montréal.ca

taxes@montreal.ca

Your 2024 tax account

Payment due dates:

March 1, 2024 | June 3, 2024



Value for 2024 tax calculation

In order to offset the impact of the 2023-2025 property assessment roll, Montréal has adopted various measures, including averaging over three years the variations between property values of the current roll and the previous one.

Thus, in 2024, two-thirds of the difference will serve to determine the value on which your property taxes will be calculated.

Example of how variation is spread		
Value on previous role: \$475,000		} Total variation: \$142,500 Annual variation : \$47,500
Value on 2023-2025 roll: \$617,500		
Tax base for 2023	Tax base for 2024	Tax base for 2025
\$475,000 + \$47,500	\$475,000 + \$95,000	\$475,000 + 142,500
\$522,500	\$570,000	\$617,500

Taxes shown on your account

Your tax account includes:

- The general property tax used to fund all municipal services
- The tax related to the debts of former municipalities, namely to pay off the debts incurred prior to the 2002 mergers
- Part of the contribution paid to the Autorité régionale de transport métropolitain (ARTM)
- Specific taxes used to fund expenditures related to the city's water and road systems
- Borough taxes that fund a proportion of investments and local services

Factors that influence your tax accounts

Beyond the tax decisions made for the year 2024, your tax account may increase or decrease due to various factors.

The main factor impacting your tax account is the variation in your property value as compared to the evolution of other property values on city territory. Thus, if the value of your property has increased more than average, your tax account will increase more than average. The opposite is also true. Some decisions made by your borough may also impact your tax account.

Non-residential immovables

For non-residential immovables, including mixed-use immovables, some particularities apply:

- The differential rate measure allowing for a lower rate to be applied on the value of the non-residential portion of immovables assessed at or below \$900,000 is maintained.
- Volume-based water billing, an environmental taxation measure implemented last year for the non-residential immovables equipped with a water meter is maintained. During the course of the year 2024, an invoice will be sent for water consumption measured in 2023.
- The parking lot tax has been imposed across city territory since last year. In certain sectors, the outdoor area that is subject to taxation will now be of 10,000 m².

Additional information at **Montréal.ca**.