



Disclaimer for Building Permit Applicants:

Important Notice Regarding Property Tax Implications

Please be advised that any additions, renovations, or improvements to your property undertaken as a result of this building permit application may lead to an increase in the assessed value of your property, as determined by the Municipal Property Assessment Corporation (MPAC). This increase in your property's assessed value can result in **supplementary property taxes** being levied by the Township.

Delay in MPAC's Assessment and Potential Back Taxes:

MPAC does not typically reassess your property immediately after construction is completed. There is often a delay in the reassessment process, which may result in **supplementary property taxes** being issued at a later date. These taxes are typically applied for the current year and may also be retroactively applied for up to two previous years, depending on when the reassessment is completed.

This delay can result in a situation where property owners receive a **significant supplementary tax bill** several months, or even years, after the building work has been completed. It is important to be aware that these back taxes are due in addition to your regular annual property taxes and are based on the increase in your property's value following the improvements.

Example Scenario:

If you complete an addition to your home in 2024, but MPAC does not reassess your property until mid-2026, you may receive a supplementary tax bill covering the increase in assessed value for the years 2024 and 2025, in addition to the current year. This can result in a large, unexpected tax bill covering multiple years of adjustments.

We encourage you to plan for these potential financial impacts and contact MPAC or the Township if you have any questions about how improvements to your property might affect your tax obligations.