



Assessment Services

2025–2028 Business Plan
and 2025 Budget

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Executive Summary

Mission: Assessment services are provided by the Municipal Property Assessment Corporation (MPAC). MPAC is an independent, not-for-profit corporation funded by all Ontario municipalities.

Services We Provide

- Responsible for delivering property values.
- Provide insights and services to taxpayers, municipalities, governments and businesses.

Interesting Facts About This Service

- MPAC is Ontario's property expert.
- Largest assessment jurisdiction in North America.
- MPAC creates and maintains a comprehensive database of information for each of the more than five million properties in Ontario.

Table 1. Budget Summary

	2025	2026	2027	2028
Operating Net Investment (in \$ thousands)	20,253	20,687	21,131	21,584
Capital Net Investment (in \$ thousands)	–	–	–	–

Proposed Operating Budget

This part of the Business Plan sets out the financial resources required to deliver the proposed 2025–2028 Business Plan. Information is provided by major expenditure and revenue category as well as by program. The costs to maintain existing service levels and operationalize prior decisions are identified separately from proposed changes. The budget for 2024 was \$19.8 million and the proposed budget for 2025 is \$20.3 million.

Net Expenditures: \$20.3 million (**Total Expenditures:** \$20.3 million)

Description (in \$ thousands)	2023 Actuals	2024 Approved Budget	2025 Proposed Budget	\$ Change Over 2024	% Change Over 2024
Operating Costs	–	19,827	20,252	425	–
Labour Costs	–	–	–	–	–
Reserve Contributions	–	–	–	–	–
Debt Charges	–	–	–	–	–
Grant Payments	–	–	–	–	–
Facility, IT, HR and Other Support Costs	–	–	–	–	–
Recoveries	–	–	–	–	–
Total Expenditures	–	19,827	20,252	425	2.1%
Grants and Subsidies	–	–	–	–	–
Supplementary Taxes	–	–	–	–	–
Fees and Services Charges	–	–	–	–	–
Transfer from Development Charges	–	–	–	–	–
Contributions from Reserves	–	–	–	–	–
Total Revenues	–	–	–	–	–
Total Net Expenditure	–	\$19,827	\$20,252	\$425	2.1%

Note: May not add up due to rounding.

2025 Operating Budget Pressures

Service (in \$ thousands)	Total Expenditures	Total Revenue	Net Cost 2025 vs 2024	
2024 Revised Cost of Service	\$19,827	–	\$19,827	%
Cost of Living/Inflation				
None	–	–	–	
Other Pressures				
Other Services Contracted Out ¹	425	–	425	
Base Budget Changes Subtotal	425	–	425	
Total 2025 Budget Change	425	–	425	
2025 Proposed Budget	\$20,252	–	\$20,252	2.1%

Note: may not add up due to rounding.

Operating Budget Pressure Notes

¹Other Services Contracted Out:

- Amount is determined by MPAC.
- A 2.1 per cent increase is proposed by the Municipal Assessment Property Corporation for 2025.

2025 Total Expenditures and Funding Source

Figure 1. 2025 Total Expenditures (in \$ millions)

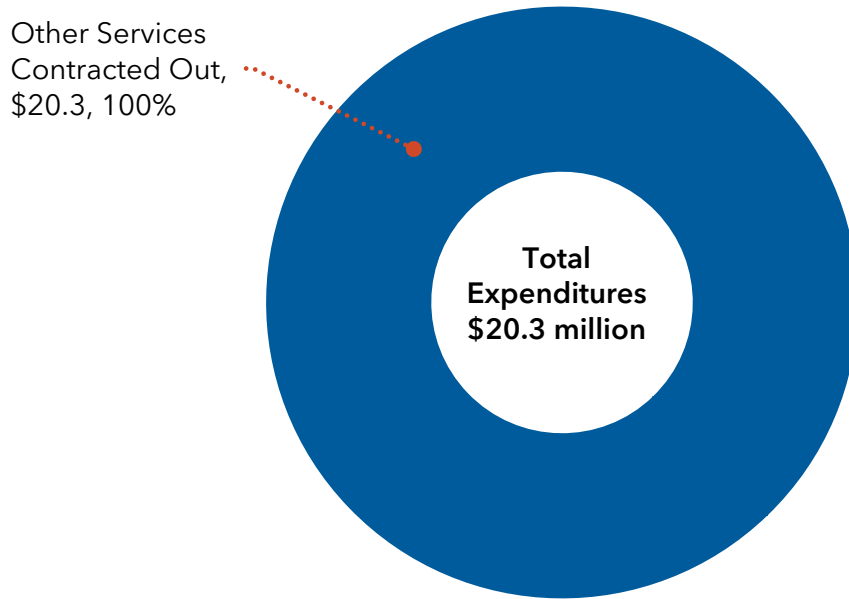
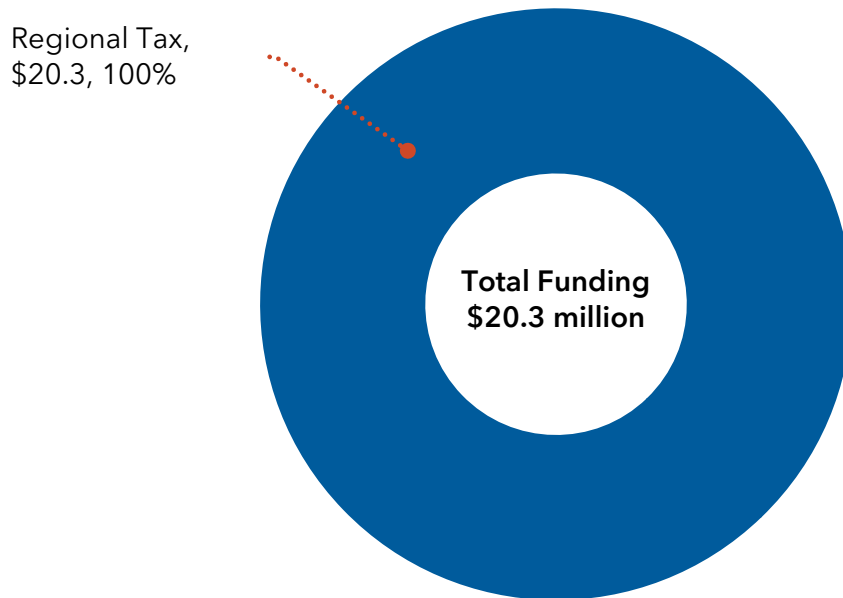


Figure 2. 2025 Total Funding Sources (in \$ millions)



2025 Budget Risks

- Peel’s apportionment of the MPAC 2025 budget cost is forecasted based on the MPAC’s estimated municipal levy increase of 2.1 per cent and the provincial distribution formula.
- It is expected that Peel’s share of the MPAC’s costs will increase on the future users due to inflation, as well as the mandated allocation formula.
- Increases for the years 2026–2028 are projected at 2.1 per cent annually.
- The Region could see higher increase if growth rates experienced are in excess of provincial averages.

2026–2028 Operating Forecast

Table 2. Budget (in \$ thousands)

	2024	2025	
Total Expenditure	19,827	20,252	2.1%
Total Revenue	–	–	0.0%
Net Expenditure	19,827	20,252	2.1%

Table 3. Forecast (in \$ thousands)

	2026		2027		2028	
Total Expenditure	20,687	2.1%	21,131	2.1%	21,584	2.1%
Total Revenue	–	0.0%	–	0.0%	–	0.0%
Net Expenditure	20,687	2.1%	21,131	2.1%	21,584	2.1%

Note: May not add up due to rounding.

- Forecast years’ increases are related to maintaining base services.