

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)

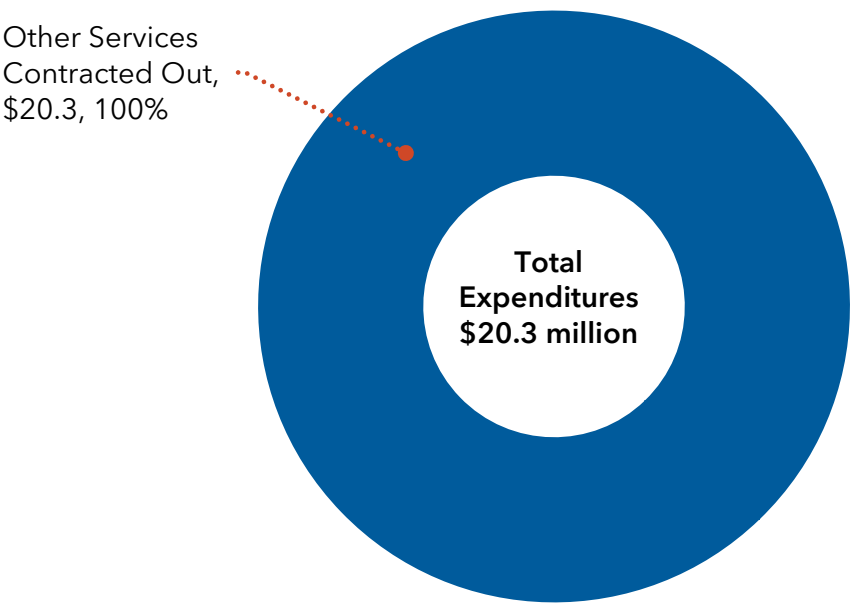
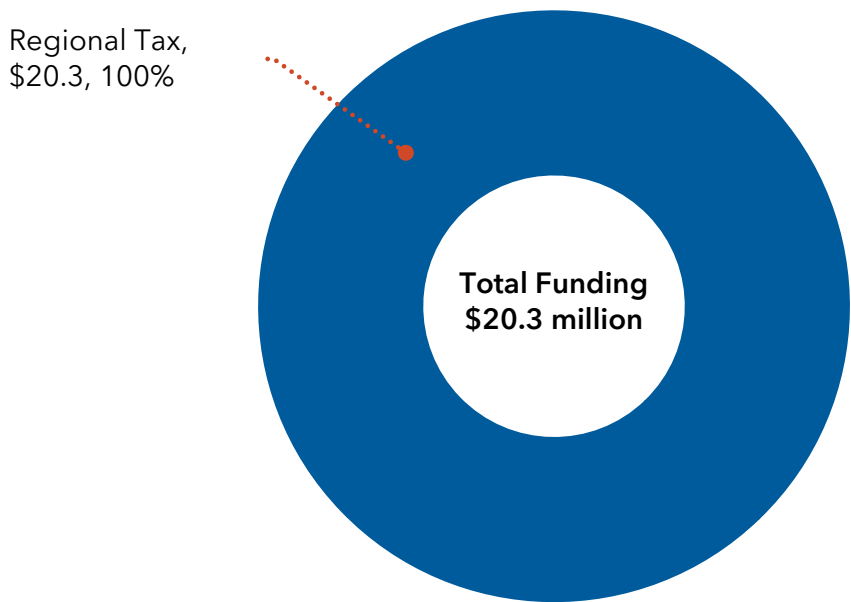


Figure 2. 2025 Total Funding Sources (in \$ millions)



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.