



Assessment Services

2026–2029 Business Plan
and 2026 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

| | 2026 | 2027 | 2028 | 2029 |
|---|--------|--------|--------|--------|
| Operating Net Investment (in \$ thousands) | 21,144 | 21,866 | 22,613 | 23,386 |
| Capital Net Investment (in \$ thousands) | – | – | – | – |

Proposed Operating Budget

This section sets out the financial resources required to deliver the proposed 2026–2029 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 net cost for the service in 2025 was \$20.4 million and the proposed budget for 2026 is \$21.1 million.

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

| Description (in \$ thousands) | 2024 Actuals | 2025 Approved Budget | 2026 Proposed Budget | \$ Change over 2025 | % Change over 2025 |
|--|-----------------|----------------------------|----------------------------|------------------------|-----------------------|
| Operating costs | – | 20,446 | 21,144 | 698 | 3.4% |
| Labour costs | – | – | – | – | – |
| Reserve contributions | – | – | – | – | – |
| Debt charges | – | – | – | – | – |
| Grant payments | – | – | – | – | – |
| Facility, IT, HR and other support costs | – | – | – | – | – |
| Recoveries | – | – | – | – | – |
| Total Expenditures | – | 20,446 | 21,144 | 698 | 3.4% |
| Grants and subsidies | – | – | – | – | – |
| Supplementary taxes | – | – | – | – | – |
| Fees and services charges | – | – | – | – | – |
| Transfer from development charges | – | – | – | – | – |
| Contributions from reserves | – | – | – | – | – |
| Total Revenues | – | – | – | – | – |
| Total Net Expenditures | – | \$20,446 | \$21,144 | \$698 | 3.4% |

Note: May not add up due to rounding.

2026 Operating Budget Pressures

| Service (in \$ thousands) | Total Expenditures | Total Revenue | Net Cost 2026 vs 2025 | |
|--|-----------------------|------------------|--------------------------|-------------|
| 2025 Revised Cost of Service | \$20,446 | – | \$20,446 | % |
| Cost of Living/Inflation | | | | |
| None | – | – | – | |
| Other Pressures | | | | |
| Other services contracted out ¹ | 698 | – | 698 | |
| Base Budget Changes Subtotal | 698 | – | 698 | |
| Total 2026 Budget Change | 698 | – | 698 | |
| 2026 Proposed Budget | \$21,144 | – | \$21,144 | 3.4% |

Note: May not add up due to rounding.

Operating Budget Pressure Notes

¹Other Services Contracted Out:

- Amount is determined by MPAC.
- A 3.4% increase is proposed by the Municipal Assessment Property Corporation for 2026.

2026 Total Expenditures and Funding Sources

Figure 1. 2026 Total Expenditures (in \$ millions)

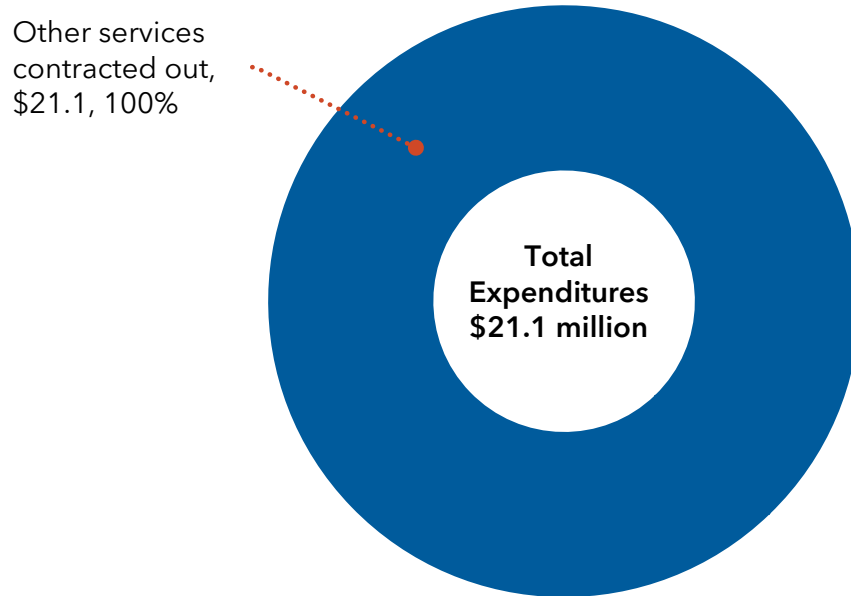
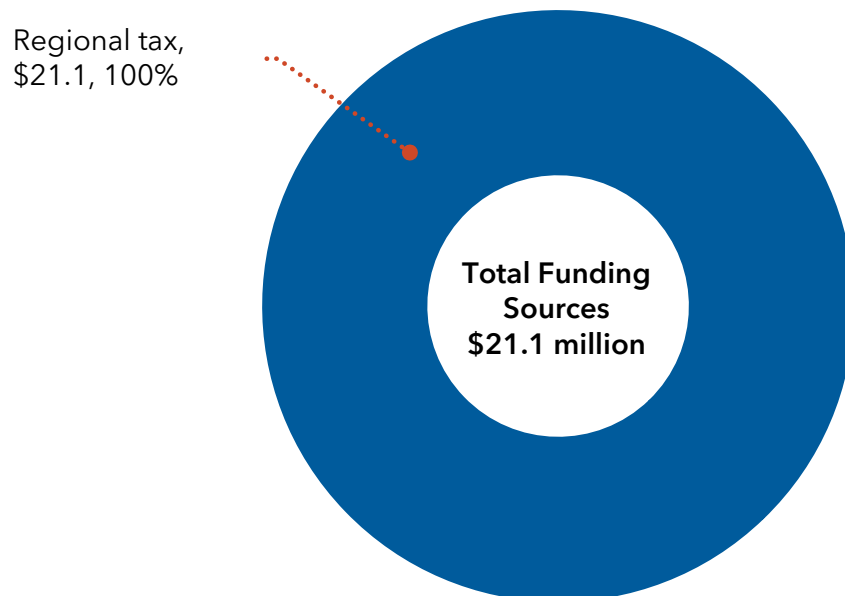


Figure 2. 2026 Total Funding Sources (in \$ millions)



2026 Budget Risks

- Peel’s apportionment of the MPAC 2026 budget cost is forecasted based on the MPAC’s estimated municipal levy increase of 3.4% 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 2027–2029 are projected at 3.4% annually.
- The Region could see higher increase if growth rates experienced are in excess of provincial averages.

2027–2029 Operating Forecast

Table 2. Budget (in \$ thousands)

| | 2025 | 2026 | |
|-------------------|--------|--------|------|
| Total Expenditure | 20,446 | 21,144 | 3.4% |
| Total Revenue | – | – | 0.0% |
| Net Expenditure | 20,446 | 21,144 | 3.4% |

Table 3. Forecast (in \$ thousands)

| | 2027 | | 2028 | | 2029 | |
|-------------------|--------|------|--------|------|--------|------|
| Total Expenditure | 21,866 | 3.4% | 22,613 | 3.4% | 23,386 | 3.4% |
| Total Revenue | – | 0.0% | – | 0.0% | – | 0.0% |
| Net Expenditure | 21,866 | 3.4% | 22,613 | 3.4% | 23,386 | 3.4% |

Note: May not add up due to rounding.

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