



Social Planning Council
of Winnipeg

Table 1. Effect of Property Tax and Rebate at Various Property Value Levels

| Home value | 100,000 | \$200,000 | \$300,000 (Average value) | \$500,000 | \$1,000,000 |
|-------------------------------|---------|-----------|-------------------------------------|-----------|-------------|
| 2019 Property tax* | \$626 | \$1,253 | \$1,879 | \$3,132 | \$6,264 |
| 2.33% increase | \$15 | \$29 | \$44 | \$73 | \$146 |
| 5% increase | \$30 | \$60 | \$90 | \$150 | \$299 |
| Total increase | \$44 | \$89 | \$133 | \$222 | \$445 |
| 5% increase with \$100 rebate | -\$56 | -\$11 | \$33 | \$122 | \$345 |

*Based on current mill rate of 13.92 and 0.45 portion for residential. Does not include Frontage Levy or Education Tax.

Table 1 demonstrates the effect of the City's proposed 2.33% tax as well as the Alternative Municipal Budget proposal of a 5% additional increase and a \$100 rebate. Under this plan, an average priced home valued at \$300,000 would pay less in taxes than under the current preliminary budget plan. That is, they would pay \$33 more than last year, compared with a \$44 increase as is currently planned. Homes valued less than 218,000 would have no tax increase or a tax decrease under this plan.

The \$100 rebate represents just an example of the effect a rebate could have on low-income households. A further consideration could be a deferred property tax increase for seniors in homes with high property values but reduced incomes.

Depending on the rebate level and other variables the revenue generated by the tax increase could be between \$20 and \$30 million.