



## Tax Bill Due Dates *Your 2025 Interim taxes are due as follows:*

<b>FIRST INSTALLMENT:</b>	<b>MARCH 5</b>
<b>SECOND INSTALLMENT:</b>	<b>MAY 7</b>

### Avoid Penalty

All payments, including those by mail, must be received by the due dates.

### If You Do Not Have Your Bill For Any Reason

Contact the Revenue Division at (807) 625-2255 to obtain a copy. Where payment is not made because the bill was not received, penalties will not be cancelled.

## IMPORTANT DEADLINES FOR REBATES, CREDITS OR ADJUSTMENTS

### February 28, 2025

- deadline to request in writing a **tax adjustment for 2024 taxes**. Please include your tax roll number on correspondence. The Municipal Act, 2001 provides for tax adjustments to be considered for property changes such as ownership to an exempt body, building razed by fire or demolished, removal of a mobile home or clerical errors.
- deadline to apply for a **2024 property tax rebate for registered charities and not-for-profit organizations** occupying commercial property.

### July 31, 2025

- deadline to apply for a **2025 property tax and water credit for low-income seniors and low-income persons with disabilities**.
- deadline to apply for a **2025 property tax and water credit for low-income persons**

### December 31, 2025

- deadline to request in writing a tax adjustment under Section 358 of the Municipal Act, 2001 for 2024 or 2023 taxes.

For a copy of any of these forms please visit the City's website.

## Appeal Process for Your Assessment

The Municipal Property Assessment Corporation (MPAC) classifies and assesses all properties in Ontario under the Assessment Act and regulations established by the Provincial Government.

You may contact MPAC toll free at 1 866 296-MPAC (6722) to discuss your assessment or verify details about your property.

	FIRST LETTER - PROPERTY CLASS	SECOND LETTER - OTHER CODES	LAST TWO LETTERS -SCHOOL SUPPORT
<b>RTEP</b>	R Residential	X Vacant Land	EP English Public
↑	M Multi-residential	U Excess Land	FP French Public
↑	C Commercial	T Taxable	ES English Separate
↑	I Industrial	G General	FS French Separate
↑	L Large Industrial		N No Support Designated
↑	P Pipeline		
↑	F Farm		
↑	T Managed Forests		
↑	X Commercial (New Construction)		
↑	J Industrial (New Construction)		
↑	N New Multi-Residential		

First Letter is  
Property Class  
ex. Residential

Last Two Letters  
are School Support  
ex. English Public

Second Letter is Other Codes  
ex. Taxable

**If you have any questions about your property taxes or payment options, please contact the Revenue Division at (807)625-2255, or visit the website at [thunderbay.ca/revenue](http://thunderbay.ca/revenue). The Revenue Division office is now located at 501-34 Cumberland St N. The office is not open for walk-ins. If an in-person visit is required, please call (807)625-2255 to arrange an appointment.**

# GUIDE TO YOUR INTERIM 2025 PROPERTY TAX BILL

---

## CHOOSE FROM 5 WAYS TO PAY

### 1 **Pick Your Withdrawal Plan**

The Pre-authorized Tax Payment plans offer you the convenience of having no cheques to write, no worries about overdue payments, and no line-ups at your bank or city cashiers. Enrolment in the Plan is free and there are no service charges that apply.

**Choose from our two plans:**

**Monthly** – 12 monthly payments are automatically withdrawn from your bank account on the first of each month.

**Tax Due Date** – Property taxpayers receive two tax bills per year, an interim tax bill in February and a final tax bill in June. Each bill has two installment due dates for a total of four tax due dates per year. With this program, the actual amount due as billed will be withdrawn on the due dates.

☎ (807) 625-2255 for more information on our two plans or visit [thunderbay.ca/revenue](http://thunderbay.ca/revenue) to download the application form.

### 2 **By Internet/Telephone Banking**

Pay your taxes from your bank account using the internet or your touchtone telephone. Contact your Financial Institution or the Revenue Division for more information.

☎ (807) 625-2255 for information.

### 3 **At the Bank**

Payment can be made at most Canadian Financial Institutions.

### 4 **Mail Your Cheque\***

Mail your cheque to:  
City of Thunder Bay,  
Box 800,  
Thunder Bay, ON P7C 5K4

*\* Cheque must be received by due date to avoid penalty.*

### 5 **Online by Credit Card**

Our online third party payment service provider, allows you to use your credit card to make payments more conveniently through their secure online system. The service provider will be charging you a convenience fee. Making payments with the service provider is similar to making any other online credit card payment.

Visit [thunderbay.ca/revenue](http://thunderbay.ca/revenue) for more information.

We do not accept credit card payments over the phone or in person. Credit Card payments must be made online.