

1. Why have my property taxes changed?

Your property taxes are set by your local municipality, your local school division, and for some types of property, the Province of Manitoba.

These organizations each prepare their budgets and decide how much property tax money they need to provide public services during the year. Those tax amounts are then divided among property owners. Your share of property taxes is based on your share of the total taxable value of all the properties within the municipality, school division, or Province, depending on the type of tax.

Decisions about taxation by any, or all of these organizations, can change your property tax bill.

The value of properties changes all the time based on the property market, and properties can also be built, improved or demolished. Because property taxes are divided among property owners based on their property's share of the total taxable value of property, changes to your property value, or the value of other properties, affects your property tax bill.

There are also provincial tax credits that can reduce your property tax bill. Changes to these credits can also affect how much your property tax bill is.

2. How are taxes calculated for my property?

Total property taxes for the year = Municipal taxes + School taxes – Provincial credits/rebates, where,

- Municipal taxes are calculated as: $\text{Portioned Assessment} \times \frac{\text{municipal mill rate}}{1000}$
(municipal mill rate is set based on municipal budget and total municipal assessment)
- School taxes are calculated as: $\text{Portioned Assessment} \times \frac{\text{school mill rate}}{1000}$
(school mill rate is set based on school budget and total municipal assessment)
- In 2025, homeowners are eligible to receive the Homeowners Affordability Tax Credit only for their principal residence (a rebate of up to \$1,500) on their school taxes. This replaced the longstanding Education Property Tax Credit (EPTC) program.
- Manitoba School Tax Rebate is continuing for farm properties which is 50 per cent of the school taxes.

3. Who should I contact if I have questions or concerns about changes on my tax bill?

Manitoba requires municipalities to collect all property taxes, including property taxes on behalf of school divisions and Manitoba. Having only one bill is simpler for people to pay.

However, even though you are paying this bill to your municipality, your municipality only has control over the municipal property taxes. Other changes to your tax bill are the responsibility of the school division, the Province of Manitoba, or are caused by the way property values have changed.

If you have questions or concerns about:

- Municipal Taxes: Contact the [muni name] municipal office at [phone #] or [email], or one of your elected members on the municipal council.
- Local School Division Taxes: Contact the [SD name] office at [phone #] or [email], or one of your elected school trustees.
- Education Support Levy (not applied on residential or farm properties): Contact the Education Funding Branch at efb@gov.mb.ca or 204-945-6910 or your elected Member of the Legislative Assembly.
- Provincial Property Tax Credits: In 2025, Homeowners Affordability Tax Credit replaces the School Tax Rebate and Education Property Tax Credit for residential properties. Farm properties will continue to receive the Manitoba School Tax Rebate, which is maintained at

50 per cent. There are no provincial property tax credits or rebates to be applied to commercial properties.

- Members of the public with questions about the Homeowners Affordability Tax Credit can find information on <https://www.gov.mb.ca/finance/tao/hatc.html>
 - For further questions about these credit programs, please contact Manitoba Government Inquiry at mgi@gov.mb.ca or 1-866-626-4862, or your elected Member of the Legislative Assembly.
- **Assessment Changes:** Contact the Property Assessment Services district office near you if you have any questions. An assessor will be pleased to help you. General information on reassessment and local office contacts can be found at the Municipal and Northern Relations website at <https://www.gov.mb.ca/mao/public/default.aspx>.