Town of South River - Municipal Tax Structure 2026

The following is published in accordance with the provisions of the Towns and Local Service Districts Act, and adopted by the Council in a meeting held January 28, 2026.

Residential Property Tax

Assessed Value equal to or less than $100,000.00	Base amount of 400.00 plus 0.000001% of assessed value
Assessed Value greater than $100,000.00	0.004 (% of assessed value) - 4 mils

Property Tax on Vacant Land

Assessed Value equal to or less than $65,000.00	Base amount of 260.00 plus 0.000001% of assessed value
Assessed Value greater than $65,000.00	0.004 (% of assessed value) - 4 mils

Commercial Property Tax

Assessed Value equal to or less than $43,244.00	Base Amount of 400.00 plus 0.000001% of assessed value
Assessed Value greater than $43,244.00	0.00925 (% of assessed value) - 9.25 mils

Water & Sewer Fees

Water Service	$198.00 per unit
Sewer Service	$198.00 per unit
Water/Sewer on Vacant Land	$100.00

Business Tax calculated according to the following:

Home Based/ No fixed place / Seasonal:	
Assessed Value equal to or less than $200,000.00	Base amount of 100.00 plus 0.000001% of assessed value
Assessed Value greater than $200,000.00	0.0005 (% of assessed value) - 0.5 mils
Services/ Retail:	
Assessed Value equal to or less than $62,500.00	Base amount of 750.00 plus 0.000001% of assessed value
Assessed Value greater than $62,500.00	0.012 (% of assessed value) - 12 mils
Manufacturing:	
Assessed Value equal to or less than $88,235.00	Base amount of 1500.00 plus 0.000001% of assessed value
Assessed Value greater than $88,235.00	0.017 (% of assessed value) - 17 mils
Professional/ Suppliers:	
Assessed Value equal to or less than $83,333.50	Base amount of 1500.00 plus 0.000001% of assessed value
Assessed Value greater than $83,333.00	0.018 (% of assessed value) - 18 mils
Heavy/ Industrial:	
Assessed Value equal to or less than $62,500.00	Base amount of 1500.00 plus 0.000001% of assessed value
Assessed Value greater than $62,500.00	0.024 (% of assessed value) - 24 mils
Short Term Accommodations:	$350.00 Flat Fee - Per Unit
Other:	
Assessed Value equal to or less than $20,833.00	Base amount of 250.00 plus 0.000001% of assessed value
Assessed Value greater than $20,833.00	0.012 (% of assessed value) - 12 mils
Utility Companies	2.5% of Gross Revenue

Fees for Permits:

General Repairs/Fence	$20.^{00} (Twelve (12) months)
Residential Construction	$150.00
Shed/Garage Construction	$40.00
Extensions	$40.00
Water & Sewer connection	$200.^{00} + any arrears
Water & Sewer deposit	$1500.^{00} applies when pavement is disrupted

Other Fees and Charges shall be applied accordingly:

Tax Information including Certificate	$100.00
Photocopies	.20¢ per sheet
Fax	$2.00

EARLY PAYMENT DISCOUNT

A fifteen percent (15%) discount will be given on 2026 **Property tax Only (**not on the water & sewer fee**)** to property owners who pay in full on or before March 31, 2026 when paid by debit, approved cheque, or electronic payments.

LOW INCOME DISCOUNT

A fifteen percent (15%) discount will be given on 2026 **Property tax Only (**not on the water & sewer fee**)** to resident property owners with a household income below the Canada Poverty Line who follow a monthly payment plan and make all required payments in the tax year. Discount applies to primary residence only. Discount does not apply where property taxes are in arrears. Proof of income is required. Discount cannot be combined with the Early Payment Discount.

As per the Towns and Local Service Districts Act, Taxes are due and payable on or **before** June 30, 2026. 2026 taxes not paid, or arrangement of payment made with the Town Clerk, on or before June 30, will be charged simple interest at the rate of twelve percent (12%) per annum and the following actions will be taken:

1. Water Shut Off (where applicable)
2. Legal Action

Town Clerk
(*for*) The Town of South River