



Memorandum

Corporate By-law Number: 007-2026-Corporate Services-Revenue

TO:	Office of the City Clerk	FILE:
FROM:	Kathleen Cannon, Revenue, Corporate Services	
DATE PREPARED:	12/10/25	
SUBJECT:	By-law 7-2026 - 2026 Interim Tax Levy	
MEETING DATE:	1/13/26 City Council – January 13, 2026	

By-law Description: A By-law to provide for a 2026 Interim Tax Levy.

Authorization: Report 372-2025 (Corporate Services – Revenue) – City Council – December 2, 2025.

By-law Explanation: A By-law to provide for the payment of the interim tax levy in two equal installments, to fix the dates upon which such interim tax levy shall become due and payable and to establish penalty and interest rate for non-payment or late payment of property taxes.

Schedules and Attachments:

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY BY-LAW NUMBER 7-2026

A By-law to provide for a 2026 Interim Tax Levy

Recitals

1. Subsection 317(1) of the *Municipal Act, 2001*, provides that a local municipality, before the adoption of the estimates for the year, may pass a by-law levying amounts on the assessment of property in the local municipality ratable for local municipal purposes.
2. Subsection 317(3) of the *Municipal Act, 2001*, provides that the amounts levied are subject to the following rules:
 1. The amount levied on a property shall not exceed the prescribed percentage, or 50 percent if no percentage is prescribed, of the total amount of taxes for municipal and school purposes levied on the property for the previous year;
 2. The percentage under paragraph 1 may be different for different property classes, but shall be the same for all properties in a property class; and
 3. For the purposes of calculating the total amount of taxes for the previous year under paragraph 1, if any taxes for municipal and school purposes were levied on a property for only part of the previous year because assessment was added to the tax roll during the year, an amount shall be added equal to the additional taxes that would have been levied on the property if the taxes for municipal and school purposes had been levied for the entire year;
3. It is expedient to provide for an interim levy on all property classes in the City as set forth in this by-law, to provide for the payment of same in two equal installments and to fix the dates upon which such interim tax levy shall become due and payable.
4. Section 345 of the *Municipal Act, 2001* provides that a municipality may, in accordance with this section, pass by-laws to impose late payment charges for the non-payment of taxes or any installment by the due date.

ACCORDINGLY, THE COUNCIL OF THE CORPORATION OF THE CITY OF THUNDER BAY ENACTS AS FOLLOWS:

1. Pursuant to Section 317 of the *Municipal Act, 2001*, an interim tax levy is imposed on the assessment of all property in The City of Thunder Bay;
2. The amount levied shall be 50 percent, for all property classes, of the total amount of taxes for municipal and school purposes levied on the property for the previous year as determined under Subsection 317(3) of the *Municipal Act, 2001*.
3. (1) The said interim taxes shall be paid into the office of the Treasurer of The Corporation of the City of Thunder Bay (referred to in this by-law as “the Treasurer”) in two (2) equal installments as follows:
 - (a) One-half of the interim taxes shall become due and payable on the 4th day of March, 2026 and;
 - (b) One-half of the interim taxes shall become due and payable on the 6th day of May, 2026.
- (2) Despite subsection 3(1) of this by-law, the Treasurer is authorized to receive payments on account of taxes in advance of the date fixed for the payment of any installment of such taxes.
4. The Treasurer is authorized to mail or cause to be mailed the notices of taxes due to the address of the residence of the person to whom such notice is required to be given.
5. The Treasurer is empowered to accept part payment from time to time on account of any taxes due.
6. That in accordance with subsection 345(2) of The *Act*, there shall be imposed a penalty for non-payment or late payment of all installment amounts that become due in 2026 and remain unpaid. The penalty shall be one and one-quarter per cent (1.25%) of the amount in default on the first day immediately following the installment due date and such penalty shall be forthwith collected by the Treasurer.
7. That in accordance with subsection 345(3) of The *Act*, interest shall accrue at a rate of one and one-quarter per cent (1.25%) against all amounts that have become due and remain unpaid. Such interest shall be calculated and imposed on the first day of the calendar month following the default of each installment levied in 2026 and again on the first day of each calendar month thereafter for so long as the installment remains unpaid.

8. This By-law shall come into force and take effect on the date it is passed.

Enacted and passed this 13th day of January, A.D. 2026 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Andrew Foulds

Speaker

Krista Power

City Clerk