

Municipal Land Transfer Tax and Property Tax Calculators

Background:

Revenue Services, in consultation with I&T and Corporate Finance, is launching two online calculators, the [Municipal Land Transfer Tax \(MLTT\) calculator](#) and the [Property Tax calculator](#), to help citizens plan and budget for purchasing property in Toronto. The MLTT calculator is a brand new tool and the Property Tax calculator is an enhanced version of an existing tool. The calculators expand the online services offered by the City and the ability to easily access tax estimates. This is part of the City's commitment to modernizing services and improving customer experience.

Key points:

- Both tax calculators are available online through toronto.ca/revenueservices and can be used anytime, anywhere to get instant Municipal Land Transfer Tax (MLTT) and Property Tax estimates.
- By inputting the cost of a property, the new MLTT calculator provides estimates for first-time home buyers, single family homes and all other properties.
- The enhanced Property Tax calculator provides a breakdown of the tax type and rate for residential properties, as well as details of how a property's tax dollars are distributed among City services. Users should input the phased-in assessed value of a residential property to receive a current estimate.
- The Property Tax calculator provides estimates for residential properties only. Owners of non-residential properties can call 311 – Tax & Utility Inquiry Line for information on property taxes Monday to Friday, 8 a.m. to 6 p.m. or use the online [Property Tax Lookup](#) tool.
- Both calculators are estimation tools only. Users must agree to a legal disclaimer before using the calculators. Each disclaimer outlines the Terms of Use.

FAQs:

Q – Are the estimates provided by the new MLTT and enhanced Property Tax calculators accurate?

A – Both calculators are estimation tools only. MLTT will be calculated and paid as part of real estate closing costs when a property transaction is registered by a lawyer. Property buyers are advised to speak with a real estate lawyer for more advice on this matter.

Property taxes are calculated using a property's phased-in current value assessment (CVA). The calculator provides property tax estimates for residential properties only. If you already own

a property, you can use the online [Property Tax Lookup](#) tool. Owners of non-residential properties can call 311 – Tax & Utility Inquiry Line for information on property taxes from Monday to Friday, 8 a.m. to 6 p.m.

More information about Municipal Land Transfer Tax and Property Tax is available on toronto.ca/revenueservices.

Q – How can I access the MLTT and Property Tax calculators?

A – You can access both calculators anytime, anywhere by visiting toronto.ca/revenueservices.

Q – What are the benefits of the online MLTT and Property Tax calculators?

A – The new MLTT and enhanced Property Tax calculators can be used to eliminate surprises and help prospective property buyers plan and budget for their purchase by receiving instant tax estimates. This is part of the City's commitment to modernizing services and improving customer experience.

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