



Property Assessments Open House – Snake and Fox Islands

CHIPPEWAS OF GEORGINA ISLAND FIRST NATION
PROPERTY TAX ADMINISTRATION

Overview

Presentations:

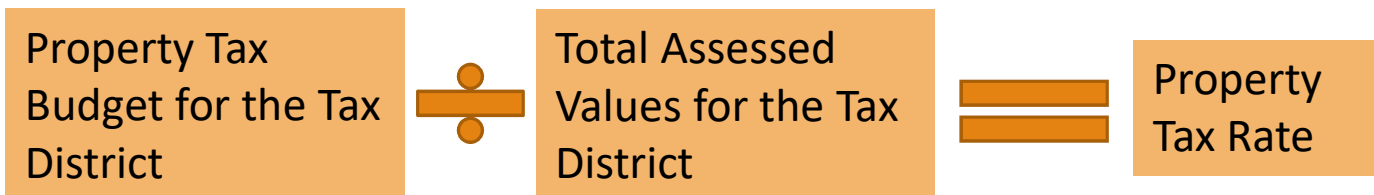
- Robert Beaudry, Senior Tax Advisor, First Nations Tax Commission
- Chris Fusco, Director of Real Estate & Strategic Accounts & Susan Harris, Director of Valuation and Customer Relations, MPAC.

After the presentations, leaseholders are invited to meet one-on-one with an assessor to review the details of the assessment for your property.

Budget Base Tax Rates

The transition plan for the Snake and Fox Islands Tax District states that GIFN will set annual budget based tax rates.

Simplified Budget Based Tax Rates Equation:



The diagram illustrates the equation for determining the Property Tax Rate. It consists of three orange rectangular boxes connected by mathematical symbols. The first box on the left contains the text "Property Tax Budget for the Tax District". To its right is a division symbol (a horizontal line with a dot above and below it). The second box contains the text "Total Assessed Values for the Tax District". To its right is an equals symbol (two horizontal lines). The final box on the right contains the text "Property Tax Rate".

$$\text{Property Tax Budget for the Tax District} \div \text{Total Assessed Values for the Tax District} = \text{Property Tax Rate}$$

The annual local services budget for the Snake and Fox Islands Tax District for 2019 and 2020 has been set at \$206,600.

This means that if the total assessed values for the tax district are higher than expected, the anticipated property tax rate will be lower, so the overall amount of tax collected remains the same.

Property Assessment Open House

Snake and Fox Islands

September 9, 2018

Chris Fusco and Susan Harris, Municipal Property Assessment Corporation



Agenda

- First Nation Taxation and Assessment Systems in Ontario
- Roles and Responsibilities
- MPAC
- Definition of “Assessed Value”
- Assessing Your Residential Property
- Assessing Your Residential Waterfront Property
- Looking at Comparable Neighbourhoods
- Locational Adjustments
- Property Assessment Process – 5 Steps
- Request for Reconsideration
- Notice of Appeal

First Nation Taxation & Assessment Systems in Ontario

- 2018**
Wasauksing
First Nations
- 2018**
Chippewas of
Georgina Island
First Nation
- 2016**
Kettle and Stony
Point First Nation



Roles and Responsibilities

The First Nation Tax Commission
passes legislation, sets property tax policies

The Municipal Property Assessment Corporation (MPAC) is contracted by the Chippewas of Georgina Island First Nation (GIFN) to provide property assessments on GIFN lands.

The Chippewas of Georgina Island First Nation (GIFN) Tax Administration determines their revenue requirements, sets tax rates and collects property taxes.

The Georgina Island First Nation Assessment Review Board (GIFN ARB) is an independent tribunal, set up through the assessment laws, hears assessment appeals.



First Nations Tax Commission
Commission de la fiscalité des premières nations

First Nation Property Taxation and Assessment

**Community Presentation
Chippewas of Georgina Island
September 15, 2018**



First Nations Tax Commission

- Established in 2005 (*First Nations Fiscal Management Act* or FMA). Began operating in July 2007. Based in Kamloops, BC, with an office in Ottawa.
- Builds on the 20 year work of the Indian Taxation Advisory Board. Provides regulatory oversight and support to the First Nations tax system.
- Ten member shared-governance federal Commission.
- Three Commissioners must have direct taxpayer experience on reserve: one is a taxpayer using reserve lands for commercial purposes; one is a taxpayer using reserve lands for residential purposes; and one is a taxpayer using reserve lands for utility purposes.
- Key policy objective is dedicated to reconciling the interests of taxpayers with those of First Nations.



First Nations Tax Commission

Functions and Services

MISSION

To help First Nation governments build and maintain fair and efficient property tax regimes, and to ensure those First Nation communities and their taxpayers receive the maximum benefit from those systems.

LAW REVIEW AND APPROVAL/ BY-LAW REVIEW

First Nation Law development & review and approval of FMA laws
By-law development and review MOU with Minister of INAC

POLICY & STANDARDS

Development of policy supporting the First Nation property tax framework: legislation, regulations, Commission Standards, policies, and sample laws/by-laws

EDUCATION

Capacity development, core competencies
Accredited training at the Tulo Centre

COMMUNICATIONS

Presentations, websites, research, publications

REGISTRY AND PUBLICATION OF LAWS

FMA Registry and s.83 Registry
First Nations Gazette

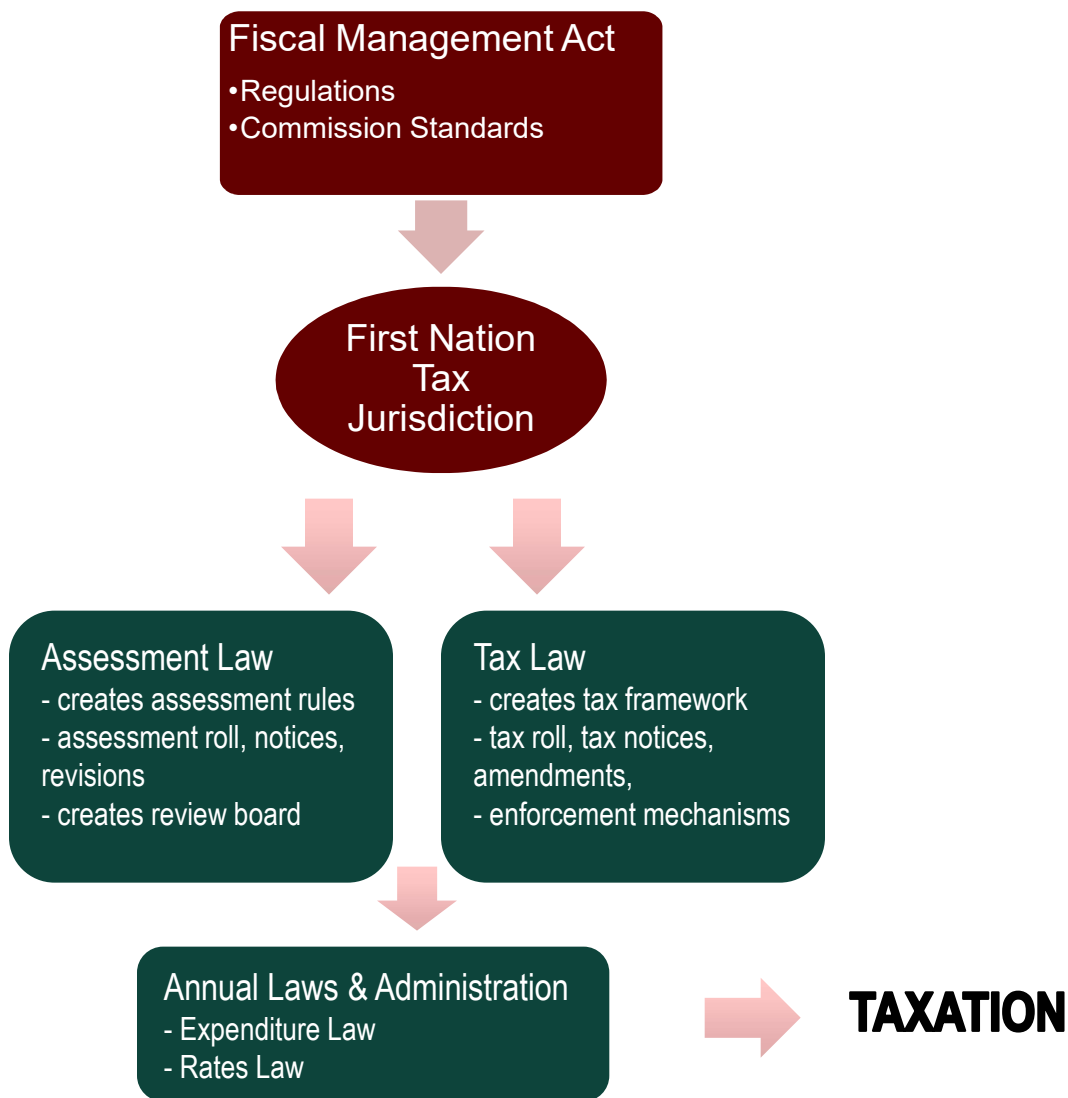
DISPUTE RESOLUTION

Informal and formal mechanisms



The FMA Legal Framework

- ✧ First Nations create their taxation systems through their laws.
- ✧ These systems are modeled on provincial taxation systems.
- ✧ All tax laws must be reviewed and approved by the FNTC before they come into force.
- ✧ FNTC reviews the laws for compliance with the legal framework.
- ✧ FNTC approves laws.





FMA Taxation and Taxpayer Interests

Taxation under the FMA includes the following benefits to tax payers:

- Strong regulatory framework to support fair tax administration;
- FNTC standards and law approval to foster taxpayer certainty over property tax system to ensure confidence;
- Notice to taxpayers of property tax and assessment laws, assessment inspections, assessments, assessment appeals and taxation enforcement provisions;
- Required 30 day notice period providing an opportunity for persons to make representations concerning proposed laws.
- Clear and harmonized assessment appeal provisions; and
- Taxpayers access to the First Nation and the FNTC in the event disputes arise.



First Nations Taxation Assessments Harmonization & Best Practices

Property assessments are prepared on First Nation lands in the same way (harmonization) as they are prepared in all other taxing jurisdictions in Canada.

Assessments are produced in accordance with each First Nation's assessment and taxation requirements (reflecting best practices) found in the First Nation assessment law.



Assessment Service Providers by Region

Region	Assessment Service Provider	Assessment Services
British Columbia	<p>BC Assessment (90% of Taxing First Nations)</p> <p>Private Assessor (10% of Taxing First Nations) largely in the Lower Mainland.</p>	<p>Inspections, valuations, assessment roll preparation and certification, assessment notices, request for reconsideration, defense of the roll on appeals.</p> <p>Inspections, valuations, assessment roll preparation and certification, assessment notices, request for reconsideration, defense of the roll on appeals.</p>
Alberta	Private Assessors	<p>Inspections, valuations, assessment roll preparation and certification, assessment notices, request for reconsideration, defense of the roll on appeals (Information on the assessment of linear properties provided by Alberta Municipal Affairs to private assessors).</p>
Saskatchewan	<p>Saskatchewan Assessment Management Agency (SAMA)</p> <p>Private Assessors/First Nation Administrators for assessment administration.</p>	<p>Inspections, valuation, request for reconsideration, defense of the roll on appeals.</p> <p>Assessment roll preparation and certification and assessment notices.</p>
Manitoba	Private Assessors	<p>Inspections, valuations, assessment roll preparation and certification, assessment notices, request for reconsideration,</p>



Assessment Service Providers by Region

Region	Assessment Service Provider	Assessment Services
Ontario	Municipal Property Assessment Corporation (MPAC)	Inspections, valuations, assessment roll preparation and certification, assessment notices, request for reconsideration, defense of the roll on appeals.
Quebec	Private Assessor (for 1 First Nation)	Inspections, valuations, assessment roll certification, assessment notices, defense of the roll on appeals.
New Brunswick	Service NB (Crown Corporation), property assessment division Private Assessors/First Nation administrators for assessment administration.	Inspections, valuation, defense of the roll on appeals. Assessment roll certification and assessment notices.
Nova Scotia	Property Valuation Services Corporation (PVSC)	Inspections, valuations, assessment roll preparation and certification, assessment notices, defense of the roll on appeals.

MPAC is contracted by GIFN to provide property assessments on GIFN lands in accordance with GIFN property taxation and assessment laws.

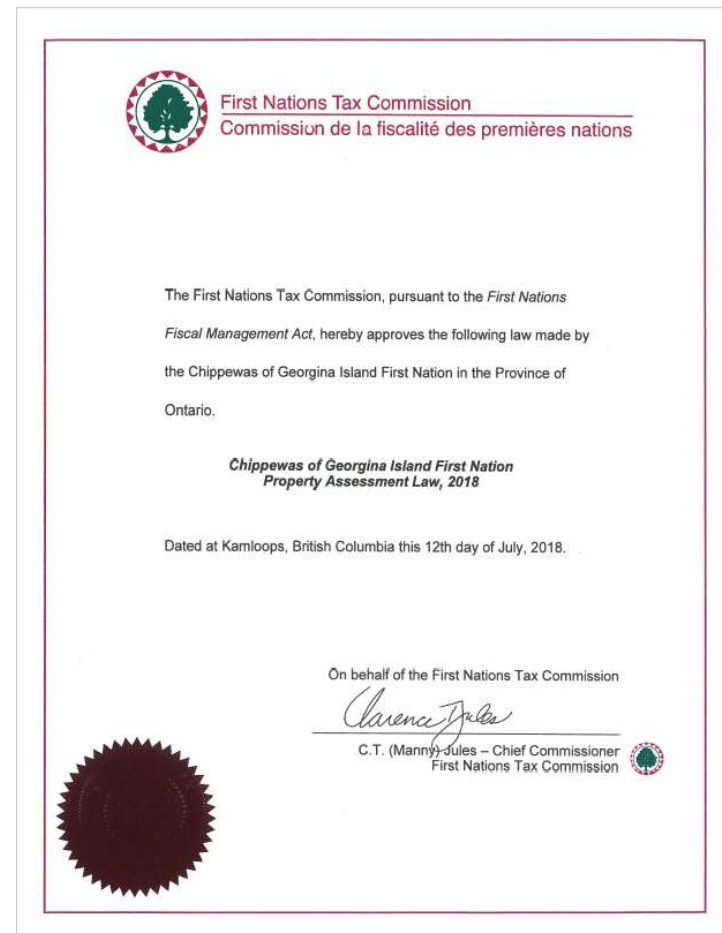
- MPAC is an independent, not-for-profit corporation, funded by all Ontario municipalities, responsible for assessing and classifying more than 5 million properties in Ontario.
- More than 1,700 employees working in communities across Ontario.
- Our assessors are trained experts in the field of valuation and apply industry appraisal standards and best practices.

Definition of “Assessed Value”

Chippewas of Georgina Island First Nation Property Assessment Law, 2018

“Assessed value” means in relation to an interest in land, the amount of money the fee simple of that interest, if unencumbered and held off the reserve, would realize if sold at arm’s length by a willing seller to a willing buyer, as determined under this Law.

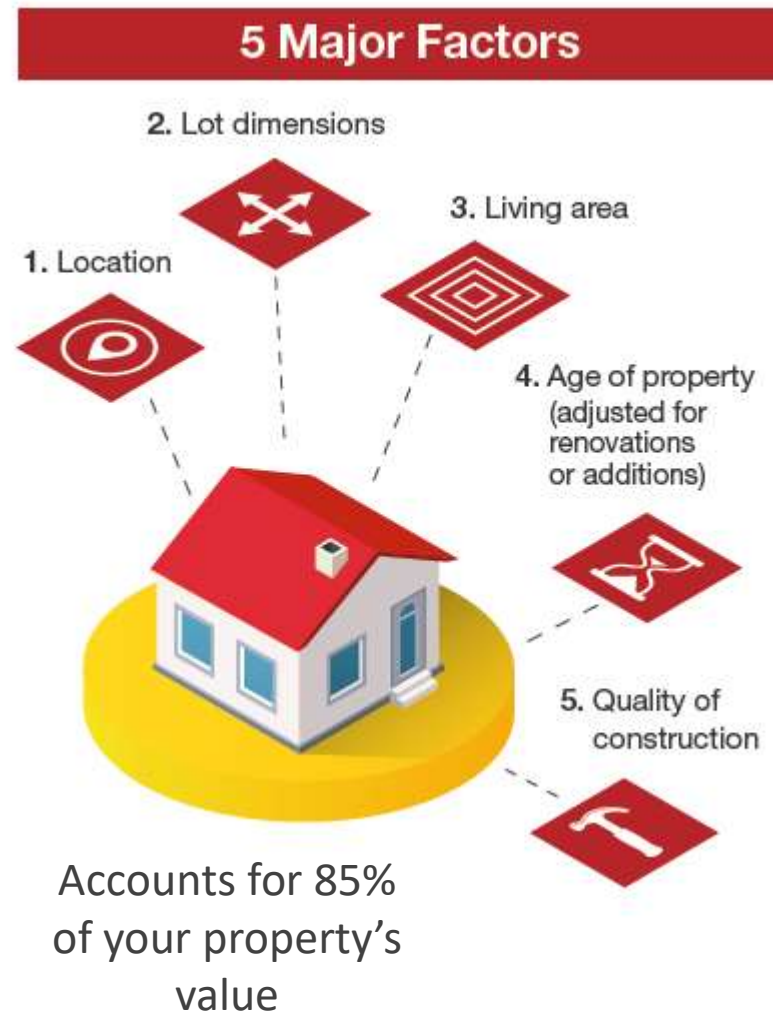
The assessed value is based on a legislated valuation date of January 1st, 2016



Assessing Residential Property

In accordance with GIFN property taxation and assessment laws, MPAC will establish your property's assessed value by:

- looking at key features including location, lot dimensions, living area, age of property, quality of construction; and
- analyzing property sales off-reserve.



Assessing Residential Waterfront Properties

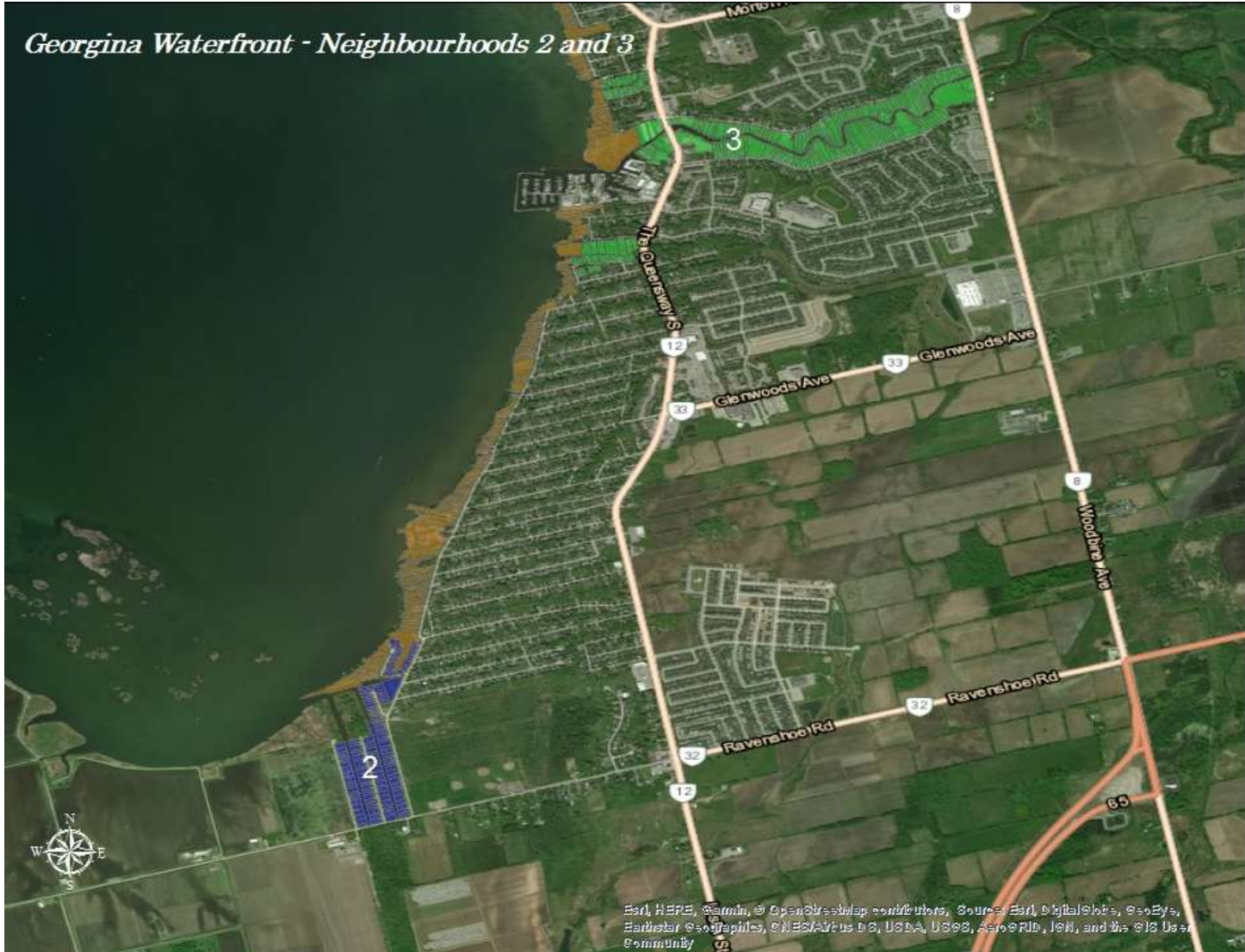
- We look at the body of water your property is located on and **the amount of water frontage you have**.
- Other key features that may affect the value of your waterfront property:

- ☐ Indirect waterfront
- ☐ Shoreline Weedy
- ☐ Shoreline Shallow
- ☐ Access
- ☐ Topography Cliff

- ☐ Topography Steep
- ☐ Exposure North
- ☐ Exposure West
- ☐ Second-tier lot



Looking at Comparable Neighbourhoods



Locational Adjustments

Snake and Fox Islands

- Assessed properties on Fox and Snake Islands had an adjustment of -55% applied to the waterfront rate per front foot for island access.
- Fox Island properties had an additional -5% adjustment applied to their assessed values.
- Second Tier lots located behind waterfront properties were adjusted by -35% because they are not on the waterfront.

In Ontario's property assessment jurisdiction, adjustments may be applied to the waterfront rate per foot which range from -45% to -55% for island access.

Property Assessment Process – 5 steps

- ✓ step **1** Property inspections are required to produce the initial property assessments for the new property tax system.
- ✓ step **2** We take the information gathered during your inspection to determine your property's assessment.
- ✓ step **3** A Property Assessment Notice will be mailed to you reflecting the assessed value of your property.
- step **4** Review your property assessment
- step **5** Disagree? File a Request for Reconsideration/Appeal



Request for Reconsideration (RfR)

- You may review the details of your assessment today with our assessors
- If you disagree with your property's assessment, tax status, or if there's an error or omission on your Property Assessment Notice, you have the option to file a RfR with MPAC, at no charge.
- The deadline to file a RfR is October 1, 2018.
- The RfR form is posted on georginaisland.com or available at the GIFN Administration Office.
- MPAC will review the request and provide a response within 60 days of receiving your RfR.
- If you are not satisfied with the outcome, you have the option to file an appeal.

Notice of Appeal

- You may appeal your property's assessment or the outcome of your RfR to the GIFN ARB by December 14, 2018.
- There is a \$30 administration fee required by the GIFN ARB, payable by cheque, bank draft or money order to the Chippewas of Georgina Island First Nation.
- The appeal form will be posted on georginaisland.com or available at the GIFN Administration Office.
- Please submit your completed Notice of Appeal, a copy of your Property Assessment Notice, and your payment to MPAC, 100 Via Renzo Drive, Suite 302, Richmond Hill, Ontario, L4S 0B8.
- You will receive an acknowledgment letter and a notice from the GIFN ARB detailing the time, date and location of your hearing.

Questions about...

Your property assessment?

MPAC: 1 877 254-4760 | GIFN@mpac.ca

Your property taxes?

Stephanie BigCanoe: 705 437-1337 | stephanie.bigcanoe@georginaisland.com | georginaisland.com