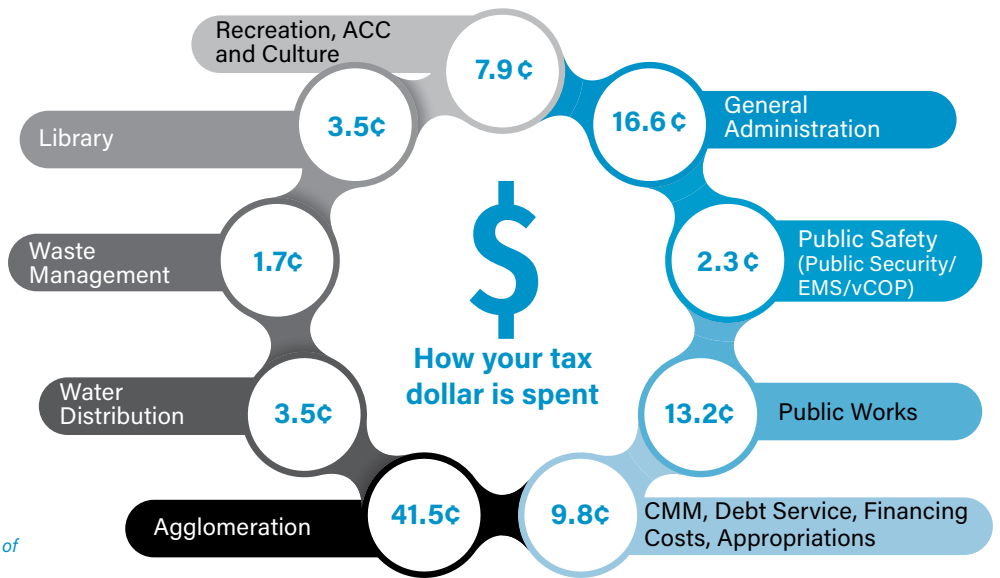


HOW YOUR TAX DOLLAR IS SPENT

In its 2024 operating budget, the City of Côte Saint-Luc (City) plans to spend \$89 million including \$52.1 million for local services and \$36.9 million for island-wide Agglomeration of Montreal services.

The 16 municipalities on the island of Montreal—including the City of Côte Saint-Luc—are part of the Agglomeration of Montreal.



While preparing the 2024 budget, our primary goal was to develop a sustainable budget, meaning that it realistically takes into account our expenses and revenues over the next few years. Cities in Quebec and beyond face similar financial challenges. Here are six problems we had to work around in preparing the 2024 budget:

1. A decrease in revenue from property transfer duties—also known as the welcome tax—because fewer homes are being purchased due in part to higher interest rates.
2. An increase in borrowing costs to pay for capital projects done in previous years.
3. An increase in the cost of purchasing materials.
4. An increase in the cost of services, such as snow removal, building maintenance and water management.
5. An increase of 5.5% in the amount the City is required to pay to the Agglomeration of Montreal for the 2024 net operating expenses.
6. The cumulative surplus—which is set aside for financial emergencies—is not being used to fund the 2024 operating budget. By comparison, in the 2023 operating budget the City appropriated \$2.1 million from that cumulative surplus.

Despite the challenges, the City was able to limit the property tax increase on an average residential home to 5.95% by increasing revenues from other sources and by cutting local expenses. Had the City not taken these steps, the tax rate would have been approximately 8%.

The City and the Association of Suburban Municipalities are exploring options to challenge the unpredictable and large increases

charged to us by the Agglomeration of Montreal. In its December 11 press release, as well as in its minority report tabled to the Commission on Finance and administration (CFA) of the City of Montreal, the Association of Suburban Municipalities denounced the serious fiscal inequity between the citizens of the City of Montreal and those of the suburbs. Quote: "Although the 15 affiliated cities represent 12% of the Island of Montreal's population and 18% of fiscal capacity as established by the rules set by the Quebec government, in 2023, they had to bear 38% of the total increase in agglomeration expenses for the entire Island of Montreal." Again in 2024, the ASM cities are paying more than their share.

The City has allocated \$7 million in the 2024 capital budget. The projects for 2024 include: Road resurfacing and sidewalk reconstruction (\$3.6 million); Buildings and local improvements (\$1.4 million); Municipal vehicles and heavy equipment (\$1 million); Parks and public spaces projects (\$300,000).

We recently mailed the detailed 2024 budget update flyer to residents. If you have any questions about the budget, or anything else you see in the City, you are welcome to email us with your suggestions and comments. You can see more details on the 2024 operating or capital budgets at CoteSaintLuc.org/finance.

Our City is focused on responsible and sustainable financial management to create budgets for both today and for many years to come. We continue to take our role as stewards of public funds very seriously. We thank the management team, staff and volunteers for their dedication to our residents. While the 2024 budget year brought challenges, we will make every effort to maintain our reputation as a municipality offering a wide range of services.

Mitchell Brownstein
Mayor
mbrownstein@cotesaintluc.org

Steven Erdelyi
Councillor responsible for the finance portfolio
serdelyi@cotesaintluc.org

The tax bill

The municipal tax is determined by dividing your taxable property valuation by 100 and multiplying that by the tax rate (or "mill rate") established for your property type. The City of Côte Saint-Luc sets the tax rate; however, the Evaluation Department of the City of Montreal assesses the value of your property. 2024 is the second year of a three-year property valuation roll. Côte Saint-Luc adopted two measures to help minimize the impact of large increases in property valuations: i) reduce the tax rate (or "mill rate") on most properties; and ii) spread the valuation increase over three (3) years instead of applying the entire increase in 2023.

The average evaluation for a single-family home (incl. house, condo or townhouse) in Côte Saint-Luc is \$757,000. For illustrative purposes, an average residential property whose value increased by 38.9% percent from \$545,000 to \$757,000 will have the \$212,000 increase phased-in over three years (i.e., \$70,667 per year), as indicated in the "Taxable Value" section of your tax bill. Note: decreases in valuation will also be phased-in over three years.

Taxable values for taxation purposes		
2023	2024	2025
\$615,667	\$686,333	\$757,000

How to pay

Your Côte Saint-Luc municipal tax bill can be paid using any of the following methods:

1. ONLINE BANKING preferred method

Add the payee name **VILLE DE COTE SAINT-LUC - TAXES** and then use the 18-digit *Matricule* number found on your tax bill as your account/customer ID. Please contact your financial institution if you are unable to find payee **VILLE DE COTE SAINT-LUC - TAXES**.

2. By mail alternate methods

Place cheque(s) and payment stub(s) in the return envelope sent to you with your tax bill, or mail your cheques to City Hall:

City of Côte Saint-Luc
5801 Cavendish Blvd.
Côte Saint-Luc, QC H4W 3C3

3. At your financial institution:

- Teller¹
- Bank machine¹
- Phone *

¹ You will need your tax bill payment stub(s)

* You will need your 18-digit *Matricule* number to identify your municipal account

4. Your mortgage company:

If you pay your taxes through your mortgage, please contact your mortgage company to ensure that payment is made on time.

5. At Côte Saint-Luc City Hall

(5801 Cavendish Blvd.) In person (cash, cheque, Interac) weekdays from 9 am – noon and 1 pm – 4 pm.

Note: Payment is recorded on the day it is received by the City. When paying by Internet or cheque, allow a minimum of three business days for your payment to reach us.

Payment Deadline

First installment is due February 22, 2024.

Second installment is due May 23, 2024.

Note: **A 2nd installment reminder will NOT be sent**, therefore, if you are paying by cheque, please include your second installment postdated cheque dated May 23, 2024, when sending your first installment.

Viewing your tax bill online

You can sign up for electronic billing or to view your tax bill online using your *Voilà!* account. Visit CoteSaintLuc.org/property-tax to learn how to register for this service.

? Questions

If you have questions regarding your invoice, contact us at 514-485-6800 (select number 7) weekdays between 9 am to noon and 1 pm to 4 pm or info@cotesaintluc.org.

If the tax bill is not in your preferred official language, please contact us at 514-485-6800 (select 7); and any future correspondence will be in the official language of your choice.