



MUNICIPAL PROPERTY ASSESSMENT CORPORATION

FARM FORESTRY EXEMPTION

Frequently Asked Questions

General

What is the Farm Forestry Exemption (FFE)?

FFE is a tax exemption designed to protect wooded areas. Farmers with farm property or farm property holdings with wooded areas may be eligible for the exemption. Previously, the tax exemption applied to one acre of forested land for every 10 acres of farmland and could not exceed 20 acres in any one municipality.

What changed with FFE?

In the 2021 Fall Economic Statement, the Provincial Government stated its intent to increase the limit on the tax exemption for farm woodlots from 20 to 30 acres to keep pace with the growth of farm sizes.

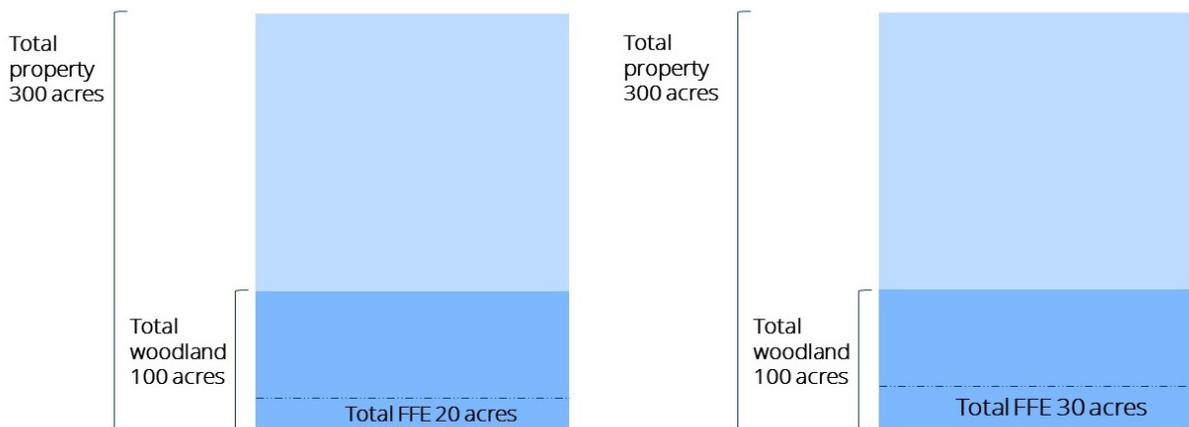
The changes were enacted with the Bill 43 amendment to section 3(1)19 of the *Assessment Act* to allow the Minister of Finance (Minister) to prescribe a higher number of acres. O. Reg 230/22 was filed to increase the acreage maximum per farm property owner in a municipality from 20 to 30 acres effective January 1, 2023.

What does this change mean for you and your property?

With this change, you may qualify for a tax exemption on up to 30 acres of forested land in any one municipality.

FFE Acreage Prior to 2023

Acreage after January 1, 2023





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How do you know how much of the assessed value qualifies for the FFE exemption?

To improve transparency with property owners, the FFE assessed value will now appear on property assessment notices. The municipality will not charge property taxes on the assessed value shown as "Exempt".

Why does it look like the assessed value of your property has increased?

You may notice that the assessed value of your property is different from what may be listed on a previous property assessment notice. The assessed value that you see reflects the value of your property plus the assessed value of the FFE applied to your property.

Property taxes will not be charged to the assessed value shown as exempt as detailed above. Before this change, the assessed value for the FFE was deducted from the total assessment and not provided on the notice.

How will you be notified of my property's eligibility?

If your property qualified for the legislative change of 20 to 30 acres, you would have received a Special Amended Notice effective January 1, 2023, indicating a change to your property's eligible acreage and classification update.

For all other properties eligible for Farm Forestry Exemption, a Property Assessment Notice effective January 1, 2024, will now show the valuation attributed the FFE eligible acreage and indicated as an exempt partition to your property's classification.

How do you confirm the current information MPAC has regarding your property?

To see the information we currently have on file for your property, please [log into AboutMyProperty](#) using the roll number and access key found on your recent Property Assessment Notice.

HOW CAN I LEARN MORE ABOUT MY ASSESSMENT?

Visit [mpac.ca](#) and log onto **AboutMyProperty** to learn more about how your property was assessed, see the information we have on file and compare it to others in your area.

To register, enter in your roll number and access key as noted below.

Roll number:	12 34 567 899 12345 1234
Access key:	ABCD EFG1 HJK2

Who can you contact regarding your property's eligibility and how the eligible acreages have been calculated?

If you would like to access your FFE calculation, please contact our Customer Contact Centre at 1-866-296-6722 (toll free) or 1-877-889-6722 (TTY), Monday to Friday from 8 a.m. to 5 p.m. (EST).



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Your Property Specific Adjustment Document
4/6/2022

The property specific adjustment document is intended to provide property owners with an explanation of the adjustment(s) applied to components of their property valuation. Please note that it is recommended to review this document along with the Property Profile and Glossary of Terms available in AboutMyProperty. The adjustment(s) provided in this document are in addition or substitution to the existing methodology guides and market valuation reports, which is available on the reports in AboutMyProperty.

Property Details

Roll number: XXXXXX
Property address: XXXXXX
Municipality: XXXXXX
Property description: Other Industrial (all other types not specifically defined)
Property type: Commercial/Industrial properties and land

Property Applicable Tax Year & Value Summation

Applicable tax year: 2020
Pre-adjusted value: XXXXX Post adjusted value: XXXXX

Property Adjustment Details

Total components adjusted #: -244073
Adjusted component #: Land Component
Applied adjustment type #: Dollar
Adjustment reason #: Market
Adjustment description #: Value adjustment based on market transactions of comparable properties in a given area.
Adjustment rationale #: Comparable similar adjustment
Supporting rationale for adjustments #: An adjustment(s) applied to the subject property based on a review of both physical and market conditions of similar or identical type properties within a similar market vicinity. Adjustment(s) reflect a sample inventory that have had a similar or identical adjustment(s) applied based on the five key factors used by MPAC when determining value: age of the builds on the property, total square footage of living area, location of the property, lot size and quality of construction.

What if you disagree with your property's assessment?

You have the option to file a Request for Reconsideration with MPAC. To learn more about this process, please visit [AboutMyProperty](#) or call our Customer Contact Centre at 1-866-296-6722 (toll free) or 1-877-889-6722 (TTY), Monday to Friday from 8 a.m. to 5 p.m. (EST).