

http://www.thesuburban.com/news/city_news/csl-mayor-explains-higher-property-tax-hike-for-some-duplexes/article_63cc88fd-22e9-5f2c-92bf-d4384aed85ed.html

CSL mayor explains higher property tax hike for some duplexes

By Joel Goldenberg

The Suburban Mar 22, 2017



Mayor Mitchell Brownstein.
City of Côte St. Luc Photo

Côte St. Luc Mayor Mitchell Brownstein explained at last week's council meeting why some local duplex owners are paying a property tax that is much higher than the overall residential average increase of 1.9 percent.

A Côte St. Luc resident who attended the February public meeting said the property tax for the duplex he owns increased eight percent.

"Before, [the increase] was divided over three or four years several years ago, and this year, you decided [the increase] should be done just in one year," the resident told Brownstein. "This year, we [duplex owners] look like we're collateral damage. What can be done in this situation? I'm not the only one suffering."

Brownstein said his council, and those of other cities, made a decision this year not to spread the property tax increase, seeing as the average increase was 1.9 percent.

"Other cities like Beaconsfield, Senneville, Westmount, TMR, Ste. Anne de Bellevue and Hampstead did not spread," the mayor added. "By not spreading, we were able to receive over a million dollars in total more, primarily from Canadian Pacific and commerce. We were also able to give an additional \$700,000 in property tax reductions this year to 52 percent of residential homeowners."

Brownstein said property owners whose duplexes went up in value, according to the Montreal property valuation department, received more of a tax increase.

"Next year, everyone will have the identical increase, so if taxes go up one percent, it's going to be one percent for everyone no matter your evaluation because you're getting your increase this year."

Councillor Steven Erdelyi, who has the finance portfolio on council, said the average tax increase for duplexes was two percent this year.

"We did notice there was a range, that some had a five to 10 percent increase, and many got a slight reduction, and given the average increase for duplexes was much less than commercial, which was closer to 10 percent, the feeling was to shift the taxes," he explained.

8/2/2017

CSL mayor explains higher property tax hike for some duplexes | City News | thesuburban.com

joel@thesuburban.com

Joel Goldenberg