

Quick Facts: Sault Ste. Marie Industrial Property Tax Rates

- SSM has two distinct industrial occupied municipal tax rates (Industrial Occupied and Large Industrial Occupied).
- The SSM standard Industrial Occupied municipal rate is third-highest among 104 Ontario municipalities. The rate is the highest among six Northern Ontario cities.
- The SSM Large Industrial Occupied municipal rate is the second-highest among 104 Ontario municipalities. The rate is the highest among six Northern Ontario cities.
- The SSM Large Industrial Occupied municipal rate is 77 percent higher than the standard SSM Industrial Occupied municipal rate.
- SSM is one of only 16 municipalities among 104 that opt to apply a Large Industrial Occupied municipal rate. SSM by far has the highest rate in that grouping and the highest and widest differential between its standard and large industrial rates.
- Among six cities in Northern Ontario, the SSM Large Industrial Occupied municipal rate is 311 percent higher than the lowest rate (North Bay).
- The SSM Large Industrial municipal rate is up 44 percent since 2007.
- Among six cities in Northern Ontario, the SSM standard Industrial Occupied municipal rate is 132 percent higher than the lowest rate (North Bay).
- The SSM standard Industrial municipal rate is up 16 percent since 2007.
- A large SSM industrial property assessed at \$15,000,000 pays a total property tax (municipal and education rates combined) of \$1,296,300. A similarly assessed large industrial property in North Bay pays a total property tax of \$449,850.
- A small SSM industrial property assessed at \$3,000,000 pays a total property tax (municipal and education rates combined) of \$161,580. A similarly assessed small industrial property in North Bay pays a total property tax of \$89,970.

Quick Facts: Sault Ste. Marie Commercial Property Tax Rates

- SSM has three distinct commercial occupied municipal tax rates (Commercial Occupied, Commercial Office Buildings and Commercial Shopping Centres).
- SSM is one only eight among 104 municipalities that have a separate and higher municipal rate for Office Buildings and Shopping Centres.
- SSM is one of two Northern Ontario cities that have a separate and higher municipal rates for Office Buildings and Shopping Centres. The other is Kenora.
- Among 104 Ontario municipalities, SSM has the highest Office Buildings municipal rate, the sixth-highest Shopping Centres municipal rate, and the eighth-highest Commercial Occupied municipal rate.
- The SSM Office Buildings municipal rate is 46 percent higher than the SSM Commercial Occupied municipal rate.
- The SSM Shopping Centres municipal rate is 6 percent higher than the SSM Commercial Occupied municipal rate.
- Among six cities in Northern Ontario, the SSM Commercial Occupied municipal rate is 25 percent higher than the lowest municipal rate (North Bay).
- Among six cities in Northern Ontario, the SSM Office Buildings municipal rate is 82 percent higher than the lowest municipal rate (North Bay).
- Among six cities in Northern Ontario, the SSM Shopping Centres municipal rate is 32 percent higher than the lowest municipal rate (North Bay).
- A typical SSM Commercial Occupied property assessed at \$600,000 pays a total property tax (municipal and education rates combined) of \$25,326. A similarly assessed commercial property in North Bay pays a total property tax of \$21,732.
- An SSM Office Building assessed at \$2,000,000 pays a total property tax (municipal and education rates combined) of \$112,360. A similarly assessed Office Building in North Bay pays a total property tax of \$72,440.
- An SSM Shopping Centre assessed at \$4,000,000 pays a total property tax (municipal and education rates combined) of \$176,320. A similarly assessed Shopping Centre in North Bay pays a total property tax of \$144,880.
