

Bill No. 130
2026

By-law No.

A by-law setting tax ratios for property classes
in 2026.

WHEREAS section 308 of the *Municipal Act, 2001*, as amended, provides that the council of every single tier municipality in each year shall pass a by-law in each year to establish the tax ratios for that year for the municipality;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

2026 MUNICIPAL TAX RATIO BY-LAW

1. The tax ratios as set out in column 3 of Schedule “A” of this by-law are hereby established for 2026 taxation.

Definitions - Realty Tax Classes and Realty Tax Qualifiers

2. For purposes of this by-law, Realty Tax Classes and Realty Tax Qualifiers (Taxable/PIL) under the Ontario Fair Assessment System (OFAS) are defined in Schedule “B” of this by-law and are indicated in the first two characters of the codes in column 2 of Schedule “A” of this by-law. Where there is more than one code in column 2 of Schedule “A” the codes are separated by a comma.

Administration of By-law

3. The administration of this by-law is assigned to the City Treasurer who is hereby authorized and directed to do such things as may be necessary or advisable to carry out fully the provisions of this by-law.

Commencement

4. This by-law comes into force on the day it is passed.

PASSED in Open Council on March 31, 2026 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

Schedule "A"
By-law No.

Municipal Tax Ratios

| Column 1 | Column 2 | Column 3 |
|--|-----------------|-----------------------------|
| Abbreviated Rateable Property Description | Code | Year 2026 Tax Ratios |
| com taxable farmland 1 | c1n, c0n | 0.750000 |
| com taxable farmland 2 | c4n | 1.910000 |
| Commercial small scale on farm | C7n | 1.910000 |
| commercial taxable – hydro | chn | 1.910000 |
| commercial taxable vacant – hydro | cjn | 1.910000 |
| commercial taxable – excess – hydro | ckn | 1.910000 |
| commercial taxable tenant of Province | cpn | 1.910000 |
| com taxable | ctn | 1.910000 |
| com taxable excess land | cun | 1.910000 |
| com taxable vacant land | cxn | 1.910000 |
| office bldg taxable – hydro | dhn | 1.910000 |
| office bldg taxable | dtn | 1.910000 |
| office bldg taxable excess land | dun | 1.910000 |
| farmland taxable fp | ffp | 0.102820 |
| farmland taxable fs | ffs | 0.102820 |
| farmland taxable no support | Ftn | 0.102820 |
| farmland taxable ep | ftep | 0.102820 |
| farmland taxable es | ftes | 0.102820 |
| parking lot taxable | Gtn | 1.910000 |
| industrial taxable farmland 1 | i1n | 0.750000 |
| industrial taxable farmland 2 | i4n | 1.910000 |
| industrial taxable – hydro | ihn, isn | 1.910000 |
| industrial taxable-hydro- excess land | ikn | 1.910000 |
| industrial taxable | itn | 1.910000 |
| industrial taxable excess land | iun | 1.910000 |
| industrial taxable vacant land | ixn | 1.910000 |
| large industrial taxable | Ltn | 1.910000 |
| large industrial excess land | Lun | 1.910000 |
| multi-res taxable farmland 1 ns | m1n | 0.750000 |
| multi-res taxable farmland 1 ep | m1ep | 0.750000 |
| multi-res taxable farmland 1 es | m1es | 0.750000 |
| multi-res taxable farmland 1 fp | m1fp | 0.750000 |
| multi-res taxable farmland 1 fs | m1fs | 0.750000 |
| multi-res taxable farmland 2 ep | m4ep | 1.697060 |
| multi-res taxable fp | mtfp | 1.697060 |
| multi-res taxable fs | mtfs | 1.697060 |
| multi-res taxable ep | mtep | 1.697060 |
| multi-res taxable es | mtes | 1.697060 |
| multi-res taxable n | mtn | 1.697060 |
| pipeline taxable | ptn | 1.713000 |
| res/farm taxable 1 fp | r1fp | 0.750000 |
| res/farm taxable 1 fs | r1fs | 0.750000 |
| res/farm taxable farmland 1 ep | r1ep | 0.750000 |
| res/farm taxable farmland 1 es | r1es | 0.750000 |
| res/farm taxable farmland 2 ep | r4ep | 1.000000 |
| res/farm taxable -hydro fp | rhfp | 1.000000 |
| res/farm taxable-hydro fs | rhfs | 1.000000 |

**Schedule "A" Continued
By-law No.**

Municipal Tax Ratios

| Column 1 | Column 2 | Column 3 |
|--|-----------------|-----------------------------|
| Abbreviated Rateable Property Description | Code | Year 2026 Tax Ratios |
| res/farm taxable-hydro ep | rhep | 1.000000 |
| res/farm taxable-hydro es | rhes | 1.000000 |
| res/farm taxable fp | rtfp | 1.000000 |
| res/farm taxable fs | rtfs | 1.000000 |
| res/farm taxable ns | rtn | 1.000000 |
| res/farm taxable ep | rtep | 1.000000 |
| res/farm taxable es | rtes | 1.000000 |
| shopping centre taxable | stn | 1.910000 |
| shopping centre excess land | sun | 1.910000 |
| managed forest taxable fp | tftp | 0.250000 |
| managed forest taxable fs | tfts | 0.250000 |
| managed forest taxable ep | ttep | 0.250000 |
| managed forest taxable es | ttes | 0.250000 |
| Landfill taxable | ht | 3.597234 |
| New multi-residential taxable | nt | 1.000000 |
| Aggregate Extraction taxable vt | Vt | 1.554179 |

**Schedule “B”
By-law No.**

**Definitions of
Realty Tax Classes and Realty Tax Qualifiers (Taxable/PIL) Under OFAS**

| Realty Tax Class (RTC) | Description | Realty Tax Qualifier (RTQ) | Description |
|------------------------|-------------------------------------|----------------------------|---|
| A | Theatre | A | Taxable: General Vacant Land |
| C | Commercial | B | Taxable: General Excess Land |
| D | Office Building | D | Taxable: Education Only |
| E | Exempt | F | Payment-In-Lieu: Full |
| F | Farm | G | Payment-In-Lieu: General |
| G | Parking Lot | H | Taxable: Shared Payment-in-Lieu |
| I | Industrial | J | Taxable: Vacant Land, Shared Payment-in-Lieu |
| L | Large Industrial | K | Taxable: Excess Land, Shared Payment-in-Lieu |
| M | Multi-Residential | M | Taxable: General |
| N | New Multi-Residential | P | Taxable Tenant of Province |
| O | Other | Q | Payment-in-Lieu: Full Excess Land, Taxable Tenant of Province |
| P | Pipeline | T | Taxable: Full |
| Q | Professional Sports Facility | U | Taxable: Excess Land |
| R | Residential | V | Payment-in-Lieu: Full Excess Land |
| S | Shopping Centre | W | Payment-In-Lieu: General Excess Land |
| T | Managed Forest | X | Taxable: Vacant Land |
| U | Utility Transmission / Distribution | Y | Payment-In-Lieu: Full Vacant Land |
| W | Railway Right-of-Way | Z | Payment-In-Lieu: General Vacant Land |
| H | Landfill | 0, 1 | Taxable: Farmland 1 |
| V | Aggregate Extraction | 2 | Payment-In-Lieu: Full, Farmland 1 |
| | | 3 | Payment-In-Lieu: General, Farmland 1 |
| | | 4 | Taxable: Farmland II |
| | | 5 | Payment-In-Lieu: Full, Farmland II |
| | | 6 | Payment-In-Lieu: General, Farmland II |
| | | 7 | Taxable commercial small scale on farm |

Note that each RTC will be applied in combination with an appropriate RTQ.

All Realty Tax Classes and Realty Tax Qualifiers are letters or numbers.

Where there is more than one Realty Tax Class or Realty Tax Qualifier in a column they are separated by a comma.