

City of Guelph
2026 Tax Rates
Schedule A to By-law (2026) -21230

Property class	RTC/RTQ	Taxable CVA	PIL CVA - Full	PIL CVA - Gen	General Levy Tax Rates	Hospital Levy Tax Rates	Education Tax Rates	Total Tax Rate
Residential	RT, RP RF, RG	18,949,904,879	991,000	1,419,500	1.340095%	0.001312%	0.153000%	1.494407%
Multi-Residential	MT	871,211,790	-	-	2.393822%	0.002344%	0.153000%	2.549166%
Multi-Residential	Affordable Housing MT1				1.555984%	0.001524%	0.153000%	1.710508%
Multi-Residential	Farmland 1 M1				1.005071%	0.000984%	0.153000%	1.159055%
New Multi-residential	NT	308,952,103	-	-	1.340095%	0.001312%	0.153000%	1.494407%
New Multi-residential	Affordable Housing NT1				0.871062%	0.000853%	0.153000%	1.024915%
New Multi-residential	Education only ND	4,131,000	-	-	0.000000%	0.000000%	0.153000%	0.153000%
Commercial	CT, ST, GT, DT, CP	2,760,008,072	18,600	-	2.465775%	0.002414%	0.880000%	3.348189%
Commercial	Farmland 1 C1	-	-	-	1.005071%	0.000984%	0.880000%	1.886055%
Commercial	Excess Land CU, SU	26,267,061	-	-	2.465775%	0.002414%	0.880000%	3.348189%
Commercial	Vacant Land CX	32,677,100	-	-	2.465775%	0.002414%	0.880000%	3.348189%
Commercial	Payment in Lieu CH,CF, GF, CG, CW, CZ, DG	15,100,500	72,247,997	144,035,300	2.465775%	0.002414%	1.102552%	3.570741%
Industrial	IT, LT	839,132,827	-	-	2.954641%	0.002893%	0.880000%	3.837534%
Industrial	Excess Land IU, LU	24,395,693	-	-	2.954641%	0.002893%	0.880000%	3.837534%
Industrial	Vacant Land IX	64,925,480	-	-	2.954641%	0.002893%	0.880000%	3.837534%
Industrial	Payment in Lieu IH, IF, IK, IG	6,169,800	10,499,317	488,000	2.954641%	0.002893%	1.250000%	4.207534%
Pipelines	PT	34,338,000	-	-	2.569632%	0.002516%	0.880000%	3.452148%
Farmlands	FT	3,868,700	-	-	0.335024%	0.000328%	0.038250%	0.373602%
Managed Forests	TT	1,351,500	-	-	0.335024%	0.000328%	0.038250%	0.373602%
Totals		23,942,434,505	83,756,914	145,942,800				

General Taxes	Hospital Levy	Education Taxes	Total
253,979,031	248,654	28,994,871	283,222,556
20,855,259	20,421	1,332,954	22,208,635
-	-	-	-
4,140,252	4,053	472,697	4,617,002
-	-	6,320	6,320
68,056,048	66,627	24,288,235	92,410,909
-	-	-	-
647,687	634	231,150	879,471
805,744	789	287,558	1,094,091
5,705,404	5,586	963,063	6,674,052
24,793,363	24,276	7,384,369	32,202,008
720,805	706	214,682	936,193
1,918,315	1,878	571,344	2,491,537
506,931	496	208,364	715,792
882,481	862	302,174	1,185,518
12,961	13	1,480	14,454
4,528	4	517	5,049
383,028,808	375,000	65,259,778	448,663,586

Class	2025 Tax Rate	2026 Tax Rate	Increase/ (Decrease)
Residential	1.397700%	1.494407%	6.92%
Multi-residential	2.376418%	2.549166%	7.27%
New Multi-residential	1.397700%	1.494407%	6.92%
New Multi-residential Education Only	0.153000%	0.153000%	0.00%
Commercial	3.170248%	3.348189%	5.61%
Commercial Excess Land	3.170248%	3.348189%	5.61%
Commercial Vacant Land	3.170248%	3.348189%	5.61%
Industrial	3.624315%	3.837534%	5.88%
Industrial Excess Land	3.624315%	3.837534%	5.88%
Industrial Vacant Land	3.624315%	3.837534%	5.88%
Pipelines	3.266712%	3.452148%	5.68%
Farmlands	0.349425%	0.373602%	6.92%
Managed Forests	0.349425%	0.373602%	6.92%

Business Improvement Area	2026 Levy	\$742,836	
Class	Assessment	Rate	Levy
Downtown BIA			
2026 BIA Tax Rate	180,315,648	0.411964%	\$742,836