

City of Greater Sudbury
2026 Tax Rates for all Municipal Purposes (Including Education)

(all figures in the form of %'s)

Property Tax Class	Qualifier	Property Description	General	Fire Rate			Transportation Rate		Education	Sudbury	Valley East	All Other Areas	Unorganized
				Career	Composite	Volunteer	Urban	Commuter					
R,N	T,H	Residential/New Multi-Res	1.397548	0.193444	0.186788	0.101595	0.163178	0.053425	0.153000	1.907170	1.790761	1.705568	1.652143
M	T	Multiple Residential	2.746182	0.380117	0.367039	0.199634	0.320645	0.104980	0.153000	3.599944	3.371201	3.203796	3.098816
C	T,H, U, X	Commercial	2.672112	0.369865	0.357139	0.194250	0.311996	0.102148	0.880000	4.233973	4.011399	3.848510	3.746362
I	T,H, U, X, J	Industrial	4.493969	0.643498	0.621357	0.337959	0.542817	0.177720	0.880000	6.560284	6.173046	5.889648	5.711928
L	T, U	Large Industrial	5.216515	0.746960	0.721259	0.392297	0.630092	0.206294	0.880000	7.473567	7.024068	6.695106	6.488812
V	T	Aggregate Extraction	3.726925	0.533664	0.515301	0.280275	0.450167	0.147387	0.511000	5.221756	4.900613	4.665587	4.518200
P	T	Pipelines	3.045940	0.421609	0.407103	0.221425	0.355645	0.116439	0.880000	4.703194	4.449482	4.263804	4.147365
F	T	Farm	0.279510	0.038688	0.037358	0.020319	0.032636	0.010685	0.038250	0.389084	0.365803	0.348764	0.338079
T	T	Managed Forests	0.349387	0.048361	0.046697	0.025399	0.040795	0.013356	0.038250	0.476793	0.447690	0.426392	0.413036

Fire Area Rate

- Career - this rate is applied to properties in the former City of Sudbury
- Composite - this rate is applied to the properties in the former City of Valley East
- Volunteer - this rate is applied to all other areas of the City of Greater Sudbury

Transportation Rate

- Urban - this rate applies to properties in the former City of Sudbury
- Commuter Rate - this rate applies to all other areas of the City of Greater Sudbury with the exception of the formerly Unorganized areas
- No Rate - applies to formerly Unorganized areas

BIA Rates

Downtown Sudbury

Commercial and Industrial 0.460480

Flour Mill

Commercial and Industrial 0.063916

Sudbury
 Roll Numbers - 010 to 090
2026 Tax Rates for all Municipal Purposes (Including Education)
 (all figures in the form of %'s)

Property Tax Class	Qualifier	Property Description	General	Fire Rate			Transportation Rate		Municipal Total	Education	Sudbury	Municipal %	Education %
				Career	Composite	Volunteer	Urban	Commuter					
R,N	T,H	Residential/New Multi-Res	1.397548	0.193444	0.186788	0.101595	0.163178	0.053425	1.754170	0.153000	1.907170	91.9776%	8.0224%
M	T	Multiple Residential	2.746182	0.380117	0.367039	0.199634	0.320645	0.104980	3.446944	0.153000	3.599944	95.7499%	4.2501%
C	T,H, U, X	Commercial	2.672112	0.369865	0.357139	0.194250	0.311996	0.102148	3.353973	0.880000	4.233973	79.2157%	20.7843%
I	T,H, U, X, J	Industrial	4.493969	0.643498	0.621357	0.337959	0.542817	0.177720	5.680284	0.880000	6.560284	86.5859%	13.4141%
L	T, U	Large Industrial	5.216515	0.746960	0.721259	0.392297	0.630092	0.206294	6.593567	0.880000	7.473567	88.2252%	11.7748%
V	T	Aggregate Extraction	3.726925	0.533664	0.515301	0.280275	0.450167	0.147387	4.710756	0.511000	5.221756	90.2140%	9.7860%
P	T	Pipelines	3.045940	0.421609	0.407103	0.221425	0.355645	0.116439	3.823194	0.880000	4.703194	81.2893%	18.7107%
F	T	Farm	0.279510	0.038688	0.037358	0.020319	0.032636	0.010685	0.350834	0.038250	0.389084	90.1692%	9.8308%
T	T	Managed Forests	0.349387	0.048361	0.046697	0.025399	0.040795	0.013356	0.438543	0.038250	0.476793	91.9777%	8.0223%

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BIA Rates

Downtown Sudbury

Commercial and Industrial 0.460480

Flour Mill

Commercial and Industrial 0.063916

Valley East
Roll Numbers - 170
2026 Tax Rates for all Municipal Purposes (Including Education)
(all figures in the form of %'s)

Property Tax Class	Qualifier	Property Description	General	Fire Rate			Transportation Rate		Municipal Total	Education	Valley East	Municipal %	Education %
				Career	Composite	Volunteer	Urban	Commuter					
R,N	T,H	Residential/New Multi-Res	1.397548	0.193444	0.186788	0.101595	0.163178	0.053425	1.637761	0.153000	1.790761	91.4561%	8.5439%
M	T	Multiple Residential	2.746182	0.380117	0.367039	0.199634	0.320645	0.104980	3.218201	0.153000	3.371201	95.4616%	4.5384%
C	T,H, U, X	Commercial	2.672112	0.369865	0.357139	0.194250	0.311996	0.102148	3.131399	0.880000	4.011399	78.0625%	21.9375%
I	T,H, U, X, J	Industrial	4.493969	0.643498	0.621357	0.337959	0.542817	0.177720	5.293046	0.880000	6.173046	85.7445%	14.2555%
L	T, U	Large Industrial	5.216515	0.746960	0.721259	0.392297	0.630092	0.206294	6.144068	0.880000	7.024068	87.4716%	12.5284%
V	T	Aggregate Extraction	3.726925	0.533664	0.515301	0.280275	0.450167	0.147387	4.389613	0.511000	4.900613	89.5727%	10.4273%
P	T	Pipelines	3.045940	0.421609	0.407103	0.221425	0.355645	0.116439	3.569482	0.880000	4.449482	80.2224%	19.7776%
F	T	Farm	0.279510	0.038688	0.037358	0.020319	0.032636	0.010685	0.327553	0.038250	0.365803	89.5436%	10.4564%
T	T	Managed Forests	0.349387	0.048361	0.046697	0.025399	0.040795	0.013356	0.409440	0.038250	0.447690	91.4561%	8.5439%

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BIA Rates

Downtown Sudbury

Commercial and Industrial 0.460480

Flour Mill

Commercial and Industrial 0.063916

Nickel Centre, Walden, Onaping Falls, Rayside Balfour, Capreol
 Roll Numbers - 100, 110, 120, 130, 140, 150, 160, 180, 190, 210, 220, 230, 240
2026 Tax Rates for all Municipal Purposes (Including Education)

(all figures in the form of %'s)

Property Tax Class	Qualifier	Property Description	General	Fire Rate			Transportation Rate		Municipal Total	Education	Other Areas	Municipal %	Education %
				Career	Composite	Volunteer	Urban	Commuter					
R,N	T,H	Residential/New Multi-Res	1.397548	0.193444	0.186788	0.101595	0.163178	0.053425	1.552568	0.153000	1.705568	91.0294%	8.9706%
M	T	Multiple Residential	2.746182	0.380117	0.367039	0.199634	0.320645	0.104980	3.050796	0.153000	3.203796	95.2244%	4.7756%
C	T,H, U, X	Commercial	2.672112	0.369865	0.357139	0.194250	0.311996	0.102148	2.968510	0.880000	3.848510	77.1340%	22.8660%
I	T,H, U, X, J	Industrial	4.493969	0.643498	0.621357	0.337959	0.542817	0.177720	5.009648	0.880000	5.889648	85.0585%	14.9415%
L	T, U	Large Industrial	5.216515	0.746960	0.721259	0.392297	0.630092	0.206294	5.815106	0.880000	6.695106	86.8561%	13.1439%
V	T	Aggregate Extraction	3.726925	0.533664	0.515301	0.280275	0.450167	0.147387	4.154587	0.511000	4.665587	89.0475%	10.9525%
P	T	Pipelines	3.045940	0.421609	0.407103	0.221425	0.355645	0.116439	3.383804	0.880000	4.263804	79.3612%	20.6388%
F	T	Farm	0.279510	0.038688	0.037358	0.020319	0.032636	0.010685	0.310514	0.038250	0.348764	89.0327%	10.9673%
T	T	Managed Forests	0.349387	0.048361	0.046697	0.025399	0.040795	0.013356	0.388142	0.038250	0.426392	91.0294%	8.9706%

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BIA Rates

Downtown Sudbury

Commercial and Industrial

0.460480

Flour Mill

Commercial and Industrial

0.063916

Unorganized
 Roll Numbers - 200, 250
2026 Tax Rates for all Municipal Purposes (Including Education)
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Property Tax Class	Qualifier	Property Description	General	Fire Rate			Transportation Rate		Municipal Total	Education	Unorganized	Municipal %	Education %
				Career	Composite	Volunteer	Urban	Commuter					
R,N	T,H	Residential/New Multi-Res	1.397548	0.193444	0.186788	0.101595	0.163178	0.053425	1.499143	0.153000	1.652143	90.7393%	9.2607%
M	T	Multiple Residential	2.746182	0.380117	0.367039	0.199634	0.320645	0.104980	2.945816	0.153000	3.098816	95.0626%	4.9374%
C	T,H, U, X	Commercial	2.672112	0.369865	0.357139	0.194250	0.311996	0.102148	2.866362	0.880000	3.746362	76.5105%	23.4895%
I	T,H, U, X, J	Industrial	4.493969	0.643498	0.621357	0.337959	0.542817	0.177720	4.831928	0.880000	5.711928	84.5936%	15.4064%
L	T, U	Large Industrial	5.216515	0.746960	0.721259	0.392297	0.630092	0.206294	5.608812	0.880000	6.488812	86.4382%	13.5618%
V	T	Aggregate Extraction	3.726925	0.533664	0.515301	0.280275	0.450167	0.147387	4.007200	0.511000	4.518200	88.6902%	11.3098%
P	T	Pipelines	3.045940	0.421609	0.407103	0.221425	0.355645	0.116439	3.267365	0.880000	4.147365	78.7817%	21.2183%
F	T	Farm	0.279510	0.038688	0.037358	0.020319	0.032636	0.010685	0.299829	0.038250	0.338079	88.6861%	11.3139%
T	T	Managed Forests	0.349387	0.048361	0.046697	0.025399	0.040795	0.013356	0.374786	0.038250	0.413036	90.7393%	9.2607%

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