



January 2026

**Dear Fellow Citizens,**

Please find enclosed your 2026 municipal tax bill. For an average-value single-family home, **the municipal tax increase is limited to just 0.52%**, placing it among the lowest adjustments of recent years. **The good news** is that this modest increase was achieved despite inflation, rising operating costs, and growing climate-related demands, reflecting the Town Council's commitment to affordability.

Separately, the new **2026–2028 triennial property assessment roll shows an average 5.5% increase in property values** in the Town of Mount Royal. **The good news here** is that higher property values do not automatically mean higher municipal taxes. To protect residents, Town Council deliberately adjusted tax rates so that the impact of increased assessments on the amount of tax payable remains minimal.

It is in this context that, on **January 23**, the Town Council adopted the **2026 operating budget**, totaling **\$145.5 million**, an increase of **6.89% compared to 2025**. This budget was developed with rigor and prudence, with a constant focus on **protecting taxpayers' ability to pay**, while maintaining high-quality municipal services and addressing the community's priority needs.

#### **Supporting residents in the face of climate change**

We are very proud to announce that the 2026 budget includes **major investments to strengthen the resilience of our territory**. These include the implementation of a **program to assist our residents with the inspection of plumbing and outdoor residential installations**, aimed at reducing the risk of sewer backups and water damage.

To learn more about this program designed to better protect homes during heavy rainfall events, we invite you to visit our website at [ville.mont-royal.qc.ca/en](http://ville.mont-royal.qc.ca/en).

#### **Our key priorities for 2026**

- Continue initiatives to better respond to climate change and support residents facing increased risks of water damage;
- Improve road safety and traffic flow, particularly in the **Lucerne sector**;
- Continue implementation of the **Special Urban Planning Program (PPU)** for the **Beaumont sector**;
- Advance construction of the **Community and Sports Centre (CSC)** and **30–40 Roosevelt projects**;
- Prepare operational planning for the future CSC in anticipation of its opening;
- Optimize municipal services through increased automation;
- Manage the tax burden responsibly while limiting reliance on accumulated surpluses.

#### **Responsible and sustainable financial management**

The municipal administration's ongoing efforts to ensure **sound and disciplined expenditure management** are helping to preserve the Town's long-term financial health and its capacity to invest in future infrastructure.

**Your 2026 tax bill** is composed of two elements:

- Contributions to the **Agglomération de Montréal**;
- Local taxes dedicated to services provided by the Town of Mount Royal.

*For more details, please visit the Taxation section of our website or scan this QR code.*



For further details, we encourage you to consult the **2026 Operating Budget Report** and the **2026–2027–2028 Capital Expenditures Program (PTI)** available on our website.

Thank you for your continued trust in your Town Council as we collectively pursue the development of resilient, safe, and forward-looking Town of Mount Royal.

I wish you and your loved ones good health, comfort, and peace throughout the winter season.

**Peter J. Malouf**  
Mayor