MORIN-HEIGHTS
1855

2026 Budget

HIGHLIGHTS

1. General property tax rate increases by 3.4%

The rate increases from $0.4958 per $100 of assessed value to $0.5126. This increase is due to the consumer price index as of September 30, 2025. ***In total, the overall tax burden on taxpayers increases by 3.4%.***

2. An operating budget of $17,625,280

In 2026, the Municipality's operating budget will increase by 1.2% to $17,625,280, compared to $17,402,090 in 2025.

3. Inflation is slightly higher than last year

Inflation rose slightly in 2025. As of September 30, 2025, the consumer price index for the Montreal metropolitan area was 3.4%.

4. Second year of the triennial roll in 2026

The 2025-2026-2027 assessment roll came into effect on January 1, 2025. Therefore, we are in the second year of the three-year roll.

5. Blue-collar and white-collar workers receive a 3.25% pay increase

This increase is due to the provisions of the current collective agreement, which will expire on December 31, 2025. Negotiations are expected to begin in early 2026.

6. Firefighters receive a 2.5% pay increase

This increase is due to the provisions of the collective agreement in force until December 31, 2026.

7. Sûreté du Québec costs rise by 11%

The Municipality has no control over this expense. The increase is explained by commitments made in the new collective agreement for police officers, particularly their salaries. $1,627,489 in 2026, an increase of $160,165 compared to 2025.

8. 7.5% increase in the MRC's quotas

The MRC's quotas will increase by $128,570 in 2026, including $88,040 attributable to additional costs related to residual materials collection and $27,875 attributable to the Sports Center.

9. Surplus expected for the 2025 fiscal year

The Municipality's financial situation for the 2025 fiscal year suggests the likelihood of generating a slight budget surplus which will enhance the available room for maneuver.

10. Increase in residual materials management fees to $295

A portion of $88,040 of the increase in MRC quotas is attributable to waste management, resulting from calls for tenders for collection. As a result, after two years of freezing, the waste management fee must be raised to $295, compared to $282 last year. The Municipality's waste management financial reserve allows us to partially offset this difference. It should be noted that this rate has been frozen at $268 for seven years, until 2024. This increase applies to residential buildings. Since 2025, a new rate schedule has been in effect for non-residential buildings, based on the specific needs of each owner.

11. Increase in fees charged by the Town Planning and Environment Department

Service fees had been frozen since 2023. A slight increase is being applied for 2026. The Municipality's rates remain slightly below the average charged by municipalities in the region and therefore remain competitive. Details are provided in Taxation By-law 783-2025 for the 2026 fiscal year.

12. Interest payments are up by nearly $100,000 in 2026

This increase is the result of investments made in 2025. The budget complies with the Long-Term Debt Management Policy adopted by the municipal council in 2025 and the municipality's 2024-2028 financial framework. These payments will total $865,152 in 2026.

13. Freeze on potable water rates

For the 14th consecutive year, the rate for drinking water has been frozen and maintained for all categories of buildings, at $303 for residential buildings.

14. Discretionary spending frozen or reduced

Given the current budgetary context, discretionary spending has been reduced or maintained at its 2025 level.

15. Allocation of $100,000 from the unallocated operating surplus

In order to achieve the objective of a 3.4% increase in the tax burden, the budget provides for the allocation of $100,000 from the unallocated operating surplus, which stood at $1,000,000 as of December 31, 2025.

16. $50,000 for snow transportation

Since 2024, the Municipality has been required to transport snow removed from the village center to the Mirabel disposal site. Although the last two winters have been mild, significant provisions must be made in case winter returns with a vengeance this year. However, the Municipality intends to continue its discussions with the Municipality of Saint-Adolphe-d'Howard to reach an agreement allowing it to use the latter's disposal site.

17. Upward adjustment of revenue forecasts on transfers of immovables

The Morin-Heights real estate market has maintained the pace it has achieved since the pandemic, to the point where revenue from real estate transfer duties will exceed $2,000,000 in 2025 for the second consecutive year, and for the third time in the last four years. The 2026 budget forecasts a $300,000 increase in revenue from real estate transfer duties.

18. Decrease in contributions for public and adapted transport

The accumulated surpluses in this area enabled the MRC to announce a 9.1% reduction in quotas.

19. Overall tax burden up 3.4%

The decrease in the general property tax rate is due to the implementation of the new roll, as mentioned above. However, the overall tax burden, which allows the Municipality to collect the revenue necessary for its operations, is increasing by 3.4%, in line with the Council's policy of sticking to the inflation rate as of September 30 of each year.

20. A stable debt ratio

The 64% growth in standardized real estate value in 2025 will have the beneficial effect of reducing the municipality's debt ratio. Accelerated infrastructure investment has enabled Morin-Heights to become one of Quebec's leading municipalities in this area, with a "net book value of tangible capital assets/total cost of tangible capital assets" ratio of 71.8%, compared to the Quebec average of 61.67% for the same period. Finally, we comply with the Long-Term Debt Management Policy adopted by the council in 2025. Very few municipalities have adopted such a framework to date.

21. Managers receive a 2.8% pay rise

In accordance with the Municipality's Policy on the Remuneration of Management Staff, managers will receive a salary increase of 2.8% for the year 2026.

We invite you to consult our website for more information:

https://www.morinheights.com/Financial-Informations