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Office of the Mayor
City Hall
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January 13, 2026

On behalf of the municipal council, I wish you a happy New Year. This letter accompanies your municipal tax bill for the year 2026. On January 13, we adopted an operating budget of \$145.7 million (excluding Hydro Westmount) that reflects a clear priority: ensuring the sustainability of our city while rigorously managing public funds.

This careful management involves strict control of payroll and optimization of our operations. Thanks to a \$9.5 million increase in municipal revenues (excluding Hydro Westmount) and a limited increase in expenses (including remuneration) of \$2.2 million, the City has achieved a net increase of \$7.3 million over the previous budget. This amount will allow us to reduce our use of surpluses by \$4.3 million (which will then be available for future infrastructure work) while investing an additional \$3.0 million in cash payments in 2026 for our infrastructure.

As you know, two major factors influence your tax bill. The first is the assessment of your property's value in the Property Assessment Roll, which is outside the control of the City of Westmount. Indeed, the City of Montreal establishes the Property Assessment Roll for the entire agglomeration, based on market criteria. The new three-year property assessment Roll, which came into effect on January 1, 2026, shows a 5.6% increase in the total value of properties in Westmount. However, there are significant disparities in the rate of increase from one property to another within our City.

The second factor that affects your tax bill is the tax rate, over which your Council has decision-making power. Our challenge was to balance two priorities: minimizing the impact of the increase in property values on our residents' tax bill and ensuring the financing of our essential infrastructure.

Westmount is at a turning point. To avoid costly deterioration of our assets, we must accelerate our investments. To this end, we have adopted an ambitious three-year Capital Work Programme (PTI in French) of \$149.7 million. Starting this year, \$48.1 million will be invested, including \$31.8 million for road repairs (Murray Hill, Arlington, Mountain, and portions of Claremont, Victoria, Sherbrooke, and Sainte-Catherine) and our water and sewer systems. This year, investment will also be made to ensure the reliability of Hydro Westmount's network and the safety of our public buildings.

To finance these projects, we have opted for a strategic approach. Your 2026 tax bill will consist of a general property tax (the rate of which has been slightly reduced compared to last year) and a special infrastructure tax. The result of this approach allows us to limit the increase in the total property tax rate per \$100 of valuation to 0.53% compared to last year. At the same time, revenues from the special infrastructure tax will enable us to accelerate cash financing for urgent work while protecting our borrowing capacity for future major projects.

Your new Council is committed to exemplary management of public funds. This translates into strict control of payroll costs and optimization of our day-to-day operations.

Finally, to give residents some breathing room and make it easier for them to plan their budgets, we are introducing a change in tax payments: you will now be able to pay your tax bill in three interest-free installments, instead of two. I invite you to consult the details of the 2026 Operational Budget and the 2026-2027-2028 Capital Works Programme on the City's website at westmount.org/budget.

Property Taxes

Below are the municipal tax rates for 2026 per \$100 of assessed value (along with last year's rates for reference).

Building Category	General Property Tax 2026	Special Infrastructure Tax 2026	Total Property Tax 2026	Total Property Tax 2025
Residential	\$ 0.6422	\$ 0.0161	\$ 0.6583	\$ 0.6548
Non- residential	\$ 2.8256	\$ 0.0708	\$ 2.8964	\$ 2.8809

For 2026, the value of the average single-family home, as established in the new property assessment roll by the City of Montreal, is \$2,705,159. As a result, the tax bill for an average single-family home (including the Special Infrastructure Tax) will be \$17,808.

The deadlines for the three (3) property tax installments are:

- March 9, 2026, for the first installment,
- June 9, 2026, for the second installment, and
- September 9, 2026, for the third installment.

If you have any questions about your tax bill, please contact the City's Finance Department by email at taxation@westmount.org or by phone at 514-989-5234.

By paying your property taxes, you are fulfilling your civic duty and making a significant contribution to ensuring that Westmount is a city that is ready to meet the challenges of tomorrow and a source of pride for our community.

Sincerely,



Michael Stern
Mayor of Westmount