

APPROVED TARIFFS 2026/27 FY



PROPERTY RATES

3,6%



ELECTRICITY

8.63%



REFUSE

6,2%



WATER

12,5%



SANITATION

11%

KNOW MORE ABOUT 2026/27 FY TARIFFS AND UNDERSTAND WHAT YOU PAY FOR

Council tariffs reviewed annually and then increased by a determined % in line with budget guidelines. These equitable and affordable increments contribute to the running of the City and ensure continuous service provision to all the customers of the City of Johannesburg. Understanding your tariff help you know what you pay for and how it is calculated. Your tariffs are a structure that is used to determine what different property categories customers will be charged, this is to help customers pay in line with their usage and lifestyle, this is to help customers pay in line with their usage and lifestyle, as well as property categorisation.



City Power
Johannesburg

ELECTRICITY TARIFFS

RESIDENTIAL PREPAID LOW INDIGENT (2025/26 FY)

ASSUMED MONTHLY USAGE				374
	Size	Usage	Tariff/(kWh)	
Block 1	350	350	249,86	R879,51
Block 2	500	24	305,64	R73,35
Block 3	>500	0	370,42	R0,00
Sub-Total				947,86
Basic Charge				00,00
Service Charge				-
Capacity Charge				-
Total Charge for the Month				947,86
Average Selling Price (c/kWh)				253,44

RESIDENTIAL PREPAID LOW INDIGENT (2026/27 FY)

ASSUMED MONTHLY USAGE				374	INCREASE COST	INCREASE TARIFF RATES
	Size	Usage	Tariff (kWh)	Rand		
Block 1	350	350	272,37	R953,90	R78,79	9,01%
Block 2	500	24	333,18	R79,96	R6,61	9,01%
Block 3	>500	0	413,06	R0,00		11,51%
Sub-total				R1033,26	R85,39	9,01%
Average Selling Price (c/kWh)				276,27	R22,83	9,01%
Basic Charges Only (c/kWh)				-		0,00%
Energy Only (c/kWh)				276,27	22,83	9,01%
Average Selling Price (c/kWh)				276,27	22,83	9,01%

RESIDENTIAL PREPAID HIGH (2025/26 FY)

Assumed Monthly Usage				800
	Size	Usage	Tariff (c/kWh)	
Block 1	350	350	450	R932,58
Block 2	500	150	300	R458,46
Block 3	>500	300	0	R1044,78
Sub-total				R2435,82
Basic Charge				R200,00
Service Charge				R70,00
Capacity Charge				R130,00
Total Charge for the Month				R2635,82
Average Selling Price (c/kWh)				329,48
Basic Charges Only (c/kWh)				25,00
Energy Only (c/kWh)				304,48
Average Selling Price (c/kWh)				329,48

RESIDENTIAL PREPAID HIGH (2026/27 FY)

Assumed Monthly Usage				800	Increases	
	Size	Usage	Tariff (c/kWh)	Rand	Increase Cost	Tariff Rates
Block 1	350	350	290,46	R1016,61	R84,04	9,01%
Block 2	500	150	333,18	R499,77	R41,31	9,01%
Block 3	>500	300	379,64	R1138,92	R94,14	9,01%
Sub-total				R2655,30	R219,49	
Basic Charge				R210,00	R10,00	5,00%
Service Charge				R70,00	R0,00	0,00%
Capacity Charge				R140,00	R10,00	7,69%
Total Charge for the Month				R2865,30	R229,49	8,71%
Average Selling Price (c/kWh)				358,16		
Basic Charges Only (c/kWh)				26,25	1,25	5,00%
Energy Only (c/kWh)				331,91	27,44	9,01%
Average Selling Price (c/kWh)				358,16	28,69	8,71%



WATER TARIFFS

DEEMED CONSUMPTION AREAS

DEEMED CONSUMPTION	2025/26	2026/27	INCREASE%
5 KL of water	Free	Free	-
10 KL of water	119,37	134,28	12,5%
20 KL of water	493,47	555,13	12,5%

DOMESTIC WATER TARIFF PAYMENT METERS

BANDS (KILOLITERS) PER MONTH	2025/26	2026/27	INCREASE %
0-6	Free	Free	-
>6-10	25,70	28,91	12,5%
>10-15	26,52	29,84	12,5%
>15-20	31,69	35,65	12,5%
>20-30	57,36	64,53	12,5%
>30-40	61,75	69,45	12,5%
>40-50	77,16	86,81	12,5%
>50	84,38	94,92	12,5%

DOMESTIC WATER TARIFF CONVENTIONAL WATER METERS

BANDS (KILOLITERS) PER MONTH	2025/26	2026/27	INCREASE %
0-6	Free	Free	-
>6-10	29,84	33,57	12,5%
>10-15	31,15	35,04	12,5%
>15-20	43,67	49,13	12,5%
>20-30	60,36	67,91	12,5%
>30-40	66,01	74,26	12,5%
>40-50	83,28	93,69	12,5%
>50	89,24	100,4	12,5%

INSTITUTIONS (WATER TARIFF)

KILOLITRES PER CONNECTION PER MONTH	2025/26	2026/27	INCREASE %
Consumption up to 200kl	55,96	62,96	12,5%
Consumption exceeding to 200kl	65,54	73,73	12,5%

COMMERCIAL/INDUSTRIAL (WATER TARIFFS)

KILOLITRES PER CONNECTION PER MONTH	2025/26	2026/27	INCREASE%
Consumption up to 200kl	68,26	73,72	8,0%
Consumption exceeding to 200kl	72,01	77,77	8,0%

SANITATION TARIFFS: PRIVATE DWELLING DOMESTIC

ERF SIZE (m)	2025/26 Tariff (R/erf/ month)	2026/27 Tariff (R/erf/ month)	INCREASE%
Up to and including 300m²	358,42	397,85	11,0%
Larger than 300m² to 1000m²	697,73	774,48	11,0%
Larger than 1000m² to 2000m²	1055,51	1171,62	11,0%
Larger than 2000m²	1520,83	1688,12	11,0%

SANITATION TARIFFS: OTHER CLASSES

Description	2025/26 Tariff (R/kl)	2026/27 Tariff (R/kl)	Increase%
Institutional Buildings per KL	42,02	46,64	11,0%
Industrial / Commercial per KL	52,85	58,66	11,0%
Other classes of property per KL	52,85	58,66	11,0%

RESIDENTIAL INDIGENT CONSUMERS

Indigent Category	Score on Prevailing COJ Poverty Index	Monthly allocation cap of free water per household limited to the actual consumption if actual consumption is less than the allocated cap. Monthly allocation cap of free water per household	Reduction in Sewerage tariff
Band 1	1-15	Not applicable	Not applicable
Band 2	15-30	10kl.	100%
Band 3	30-70	12kl.	100%
Band 4	70 and above	15kl.	100%

WATER DEMAND MANAGEMENT LEVY CHARGES 2026/27 FY

Water Demand Management Levy	
Residential	R107.74
Commercial	R413.84



WASTE TARIFFS

REFUSE CHARGE BREAKDOWN

PROPERTY CATEGORIES		TARIFF (INCREASED BY 6.2%)
FROM	TO	
0	R350 000	Exempt
R350 001	R500 000	R199
R500 001	R750 000	R261
R750 001	R1 000 000	R329
R1 000 001	R1 500 000	R347
R1 500 001	R2 500 000	R484
R2 500 001	R5 000 000	R507
R5 000 000>		R516

CITY CLEANING LEVY

PROPERTY CATEGORIES		TARIFF (INCREASED BY 6.2%)
FROM	TO	
0	R350 000	Exempt
R350 001	R500 000	R271
R500 001	R1 500 000	R273
R1 500 001	R2 500 000	R392
R2 500 001	R5 000 000	R402
R5 000 001	R7 500 000	R624
R7 500 001	R10 000 000	R652
R10 000 001	R30 000 000	R876
R30 000 000>		R1112

PROPERTY TARIFFS

NO	CATEGORY	Ratio for 2025/2026	Rates tariffs for 2025/2026	Ratio for 2026/2027	Rates tariffs for 2026/2027	% INCREASE
1.	Agricultural	1:0.25	0.002387	1:0.25	0.002473	3.6%
2.	Business and commercial	1:2.5	0.023862	1:2.5	0.024721	3.6%
3.	Industrial	1:2.5	0.023862	1:2.5	0.024721	3.6%
4.	Mining land	1:2.5	0.023862	1:2.5	0.024721	3.6%
5.	Multipurpose *					3.6%
6.	Municipal property	0	0	0	0	3.6%
7.	Private open space	1:0.25	0.002387	1:0.25	0.002473	3.6%
8.	Public benefit organisation	1:0.25	0.002387	1:0.25	0.002473	3.6%
9.	Public open space	1:0.25	0.002387	1:0.25	0.002473	3.6%
10.	Public service infrastructure	0	0	0	0	3.6%
11.	Public service infrastructure- private	1:0.25	0.002387	1:0.25	0.002473	3.6%
12.	Public service purpose	1:1.5	0.014318	1:1.5	0.014833	3.6%
13.	Religious	0	0	0	0	3.6%
14.	Residential	1:1	0.009545	1:1	0.009889	3.6%
15.	Residential Consent use	1:2	0.01909	1:2	0.019777	3.6%
16.	Township development	1:2.5	0.023862	1:2.5	0.024721	3.6%
17.	Vacant land	1:4	0.03818	1:4	0.039554	3.6%

PENALTY TARIFF

1.	Unauthorised Use	1:12	0.114542	1:12	0.118665	3.6%
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PROPERTY REBATES 2026/2027

Rebate Category	Qualifying Conditions	Benefit
Rebate to property owners who pay property rates in advance	Qualifying property owners will receive a 10% rebate on their municipal property rates if they settle their projected annual rates account in full before the start of the financial year.	10% rebate.
Residential Value Exclusion (MPRA s17(1)(h) & s15(2)(e))	The first R300,000 of a residential property's market value is exempt from property rates. Where an owner has multiple properties, this exemption applies only to the highest-valued property. All additional properties do not qualify for the R300,000 threshold and instead receive a R15,000 reduction.	R300,000 excluded from rating.
Pensioners (Ages 60-69) Income: below and equal to R13,519/month Property value: up to R1.5m	Gross monthly household income below and equal to R13,519.00 and property value of up to R1.5 million.	The pensioner will qualify for a 100% rebate up to a market value of R1.5m. Rates will be levied on the market value in excess of R1.5m.
Pensioners (Ages 60-69) Income above: R13,519 to R23,172/month Property value: up to R1.5m	Gross monthly household income above R13,519.00 but not exceeding R23,172.00.	The pensioner will qualify for a 50% rebate up to market value of R1.5m. Rates levied on the market value in excess of R1.5m.
Pensioners 70 years and above	No income threshold applied.	The pensioner will qualify for a rebate up to R2m. Rates will be levied on the market value in excess of R2m.
Owners dependent on pensions due to work related injuries.	Gross monthly household income below and equal to R13,519.00 and property value of up to R1.5 million. The property owner must not be older than 59 years.	The property owner will qualify for a 100% rebate up to a market value of R1.5m. Rates will be levied on the market value in excess of R1.5m.
ESP Recipients (Non-Pensioners)	Property value does not exceed R500,000.	100% rebate.

PROPERTY REBATES 2026/2027

Rebate Category	Qualifying Condition/ Benefit
People with Disabilities (Non-Pensioners)	The property owner will qualify for a 100% rebate up to a market value of R1.5m. Rates will be levied on the market value in excess of R1.5m.
High Density Rebate (Residential)	5% rates rebate
Heritage Sites	20% rates rebate
Private Sports Clubs	100% rates rebate
Protection of Animals	100% rates rebate
Vacant Land (Undevelopable)	50% rates rebate
Housing Development Schemes for Retired Persons (Life Rights)	50% rates rebate
Registered Social Landlords	40% rates rebate
Child-Headed Households	100% rates rebate up to market value of R1.5m (inclusive of the residential threshold value).
Corridors of Freedom	Determined by Development Planning in line with the approved Strategic Area Framework.
Township Industrial Development incl. Refurbishment of Dilapidated Township Industrial Properties	Phase 1: 75% rebate for two years during construction. Phase 2: 50% rebate for the first two years of operation.



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