

Authority: Administration Committee Report 5, Clause 6,  
as adopted by the City of Toronto Council on July 25, 26 and 27, 2006  
Enacted by Council: July 27, 2006

**CITY OF TORONTO**

**BY-LAW No. 626-2006**

**To amend City of Toronto Municipal Code Chapter 441, Fees, by adding Section 441-22,  
entitled City Solicitor Fees for Real Estate Law Service.**

WHEREAS under section 391 of the *Municipal Act, 2001*, a municipality may pass by-laws imposing fees or charges on any class of persons for services or activities provided or done by or on behalf of it; and

WHEREAS the Part XII of the *Municipal Act, 2001* permits the council of a municipality to establish a tariff of fees for real estate services provided by the City Solicitor to outside parties; and

WHEREAS the Council of the City of Toronto has established such a tariff of fees; and

WHEREAS the Council of the City of Toronto has adopted a recommendation that the tariff of fees should be added to the City of Toronto Municipal Code Chapter 441; and

WHEREAS advance notice of intention to pass this by-law was duly given in accordance with section 14 of Ontario Regulation 244/02 under the *Municipal Act, 2001*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Chapter 441, Fees, is amended by adding the following section 441-22 entitled “City Solicitor Fees for Real Estate Law Service”:

**§ 441-22. City Solicitor Fees for Real Estate Law Service.**

- A. For applications received subsequent to July 27, 2006, the fees in Column 2 “Fee” of the following table shall be paid to the City for services and documentation provided by the City Solicitor listed opposite under Column 1, “Service”:

**Appendix 1**

<b>Column 1: Service</b>	<b>Column 2: Fee</b>
Surrender, Discharge, Release or Assumption documentation	\$200.00
Discharge of Mortgage	\$200.00
Consent to Document Registration	\$200.00
Correcting Deeds	\$200.00
Compliance Request (Per Property)	\$200.00

<b>Column 1: Service</b>	<b>Column 2: Fee</b>
Due Diligence Requests by Purchasers of Municipal Property	\$200.00
Review Tenant's Notice of Lease	\$200.00
Renewal of Lease/Licence	\$400.00
Lease/Licence Amending Agreement	\$400.00
Responses to Applications for First Registration in Land Titles	\$400.00
Encroachment Agreement	\$500.00
Easement Agreement	\$500.00
Preparation of Nominal Sum Lease or Licence	\$500.00
Consent to Applications Where City is Interested Party	\$500.00
Landlord's or Tenant's Lease Acknowledgment	
(a) Routine	\$300.00
(b) Complex	\$1,000.00
Consent to Assignment or Sublet of Lease	
(a) Routine	\$500.00
(b) Complex	\$2,000.00
Consent to Security Documents or a Refinancing	
(a) Routine	\$500.00
(b) Complex	\$2,000.00

- B. All fees shall be payable at the time that a request for the service is submitted to the City.
- C. The fees and charges are exclusive of any applicable taxes (eg. GST) and disbursements (eg. Title search and/or registration fees), which shall also be payable by the applicant.
- D. The fees shall automatically increase on the first day of January in each year by the percentage increase in the All Items Index of the Consumer Price Index (not seasonally adjusted) for the Toronto Census Metropolitan Area, published by Statistics Canada, during the twelve-month period ending on October 1 in the year immediately preceding the rate increase date.

2. This by-law comes into force on the date of its enactment.

ENACTED AND PASSED this 27th day of July, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)