

Authority: Executive Committee Item EX28.1, adopted as amended by City of Toronto Council on December 16 and 17, 2025; and Section 169-5.2B of City of Toronto Municipal Code Chapter 169, Officials, City

CITY OF TORONTO

Bill 135

BY-LAW -2026

To amend City of Toronto Municipal Code Chapter 760, Taxation, Municipal Land Transfer Tax.

Whereas Chapter 760, Taxation, Municipal Land Transfer Tax, of the City of Toronto's Municipal Code establishes the City's Municipal Land Transfer Tax;

Whereas City Council has approved the creation of new taxation rates for newly created bands of consideration;

Whereas authority has been granted to the City Solicitor pursuant to §169-5.2(B) of the City of Toronto Municipal Code to submit bills directly to Council to make technical amendments to the Municipal Code and other by-laws to correct technical errors; and

Whereas the City Solicitor has determined that a technical amendment is required for clarification;

The Council of the City of Toronto enacts:

1. City of Toronto Municipal Code Chapter 760, Taxation, Municipal Land Transfer Tax, is amended as follows:
 - (a) A new section § 760-9.3 is added as follows:

§ 760-9.3. Amount on or after April 1, 2026.

Every person who, on or after April 1, 2026, tenders for registration a conveyance by which land is conveyed to or in trust for a transferee shall pay to the Chief Financial Officer and Treasurer, when the conveyance is tendered for registration or before it is tendered for registration:

- A. If a conveyance is a conveyance of land that contains at least one and not more than two single-family residences, a tax computed at the rate of:
 - (1) one-half of 1 percent of the value of the consideration for the conveyance up to and including \$55,000;

- (2) 1 percent of the value of the consideration which exceeds \$55,000 up to and including \$250,000;
- (3) 1.5 percent of the value of the consideration which exceeds \$250,000 up to and including \$400,000;
- (4) 2 percent of the value of the consideration which exceeds \$400,000 up to and including \$2,000,000;
- (5) 2.5 percent of the value of the consideration which exceeds \$2,000,000 up to and including \$3,000,000;
- (6) 4.4 percent of the value of the consideration which exceeds \$3,000,000 up to and including \$4,000,000;
- (7) 5.45 percent of the value of the consideration which exceeds \$4,000,000 up to and including \$5,000,000;
- (8) 6.5 percent of the value of the consideration which exceeds \$5,000,000 up to and including \$10,000,000;
- (9) 7.55 percent of the value of the consideration which exceeds \$10,000,000 up to and including \$20,000,000; and
- (10) 8.6 percent of the value of the consideration which exceeds \$20,000,000.

B. If a conveyance is for any land other than the land to which A applies, a tax computed at the rate of:

- (1) one-half of 1 percent of the value of the consideration for the conveyance up to and including \$55,000;
- (2) 1 percent of the value of the consideration which exceeds \$55,000 up to and including \$250,000;
- (3) 1.5 percent of the value of the consideration which exceeds \$250,000 up to and including \$400,000; and
- (4) 2 percent of the value of the consideration which exceeds \$400,000.

(b) Section 760-11 is deleted and replaced by the following:

"Where, in respect of a conveyance of land, only a portion of the land being conveyed is used in connection with a single-family residence, the Chief Financial Officer and Treasurer may determine the amount of the value of the

consideration for the conveyance that is reasonably attributable to the land used in connection with a single-family residence, and the person tendering the conveyance for registration is, notwithstanding § 760-9, § 760-9.1, and 760-9.2, liable to tax of:

- A. For a conveyance to which § 760-9 applies, the additional tax of one half of 1 percent only upon the amount by which the value of the consideration determined by the Chief Financial Officer and Treasurer to be attributable to land used in connection with a single-family residence exceeds \$400,000 up to and including \$40 million, and the additional tax of 1 percent only upon the amount by which the value of the consideration determined by the Chief Financial Officer to be attributable to land used in connection with a single-family residence exceeds \$40 million.
 - B. For a conveyance to which § 760-9.1 applies, the additional tax of one-half of 1 percent only upon the amount by which the value of the consideration determined by the Chief Financial Officer and Treasurer to be attributable to land used in connection with a single-family residence exceeds \$2,000,000;
 - C. For a conveyance to which § 760-9.2 applies, the applicable tax rates set out in § 760-9.2A upon the value of the consideration determined by the Chief Financial Officer and Treasurer to be attributable to land used in connection with a single-family residence.
 - D. For a conveyance to which § 760-9.3 applies, the applicable tax rates set out in § 760-9.3A upon the value of the consideration determined by the Chief Financial Officer and Treasurer to be attributable to land used in connection with a single-family residence.
- (c) The following sections are amended by deleting "§ 760-9, § 760-9.1, or § 760-9.2" wherever it appears, and replacing it with "§ 760-9, § 760-9.1, § 760-9.2 or § 760-9.3":
- (a) § 760-17;
 - (b) § 760-24;
 - (c) § 760-25;
 - (d) § 760-27;
 - (e) § 760-29B;
 - (f) § 760-54; and
 - (g) § 760-60F.
- (d) Section 760-64(B) is deleted and replaced as follows:

- B. Notwithstanding Subsection A, where a rebate was available under § 760-59 or 760-60 at the time the conveyance was tendered for registration, interest shall only be payable from the date on which a complete application for such rebate has been submitted as provided herein.

2. This by-law shall come into force and effect on April 1, 2026.

Enacted and passed on February , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)