

Authority: Executive Committee Item EX21.2, adopted as amended by City of Toronto Council on March 26 and 27, 2025  
City Council voted in favour of this by-law on March 27, 2025

## **CITY OF TORONTO**

### **BY-LAW 199-2025**

#### **To amend City of Toronto Municipal Code Chapter 767, Taxation, Property Tax to create an Industrial Property Tax Payment Deferral Program in response to United States Tariffs.**

Whereas City Council has approved the creation of an Industrial Property Tax Payment Deferral Program to assist industrial property owners experiencing financial difficulties as a result of the United States tariffs allowing for deferred tax payments without incurring interest or penalties for the period from June 1, 2025 until November 30, 2025; and

Whereas it is necessary to amend City of Toronto Municipal Code Chapter 767, Taxation, Property Tax, to reflect the approved Program;

The Council of the City of Toronto enacts:

1. Municipal Code Chapter 767, Taxation, Property Tax is amended by adding the following as subsection §767-3.4(H):
  - H. (1) Authority is delegated to the Executive Director, Finance Shared Services and General Manager, Economic Development and Culture, and to their designate(s) to:
    - (a) approve eligible applications made pursuant to Subsection H(4) and in respect of eligible properties as defined by Subsection H(3); and
    - (b) waive penalties charged pursuant to Subsection A and interest charged pursuant to Subsection B in respect of the late payment of taxes on industrial property for which an application has been approved under (a) for the period of:
      - [1] June 1, 2025 and November 30, 2025, if the application is received before July 31, 2025; and
      - [2] from the date of receipt of the application to November 30, 2025, if the application is received between July 31, 2025 and October 31, 2025.
  - (2) The waiver of interest and penalties pursuant to Subsection H(1) ceases, and all interest and penalties are payable on any amounts outstanding, if:

- (a) the taxes on the eligible property are not paid on or before November 30, 2025; or
  - (b) if the Executive Director, Finance Shared Services and General Manager, Economic Development and Culture are satisfied that the owner provided false or inaccurate information in the application made pursuant to Subsection H(4).
- (3) Property is eligible property for the purposes of Subsection H(1) if the following criteria is met:
  - (a) the property is exclusively classified within the industrial or large industrial property classifications; and
  - (b) the interim property taxes for the property are paid in full up to the end of May 2025.
- (4) An application is an eligible application for the purposes of Subsection H(1) if the following is met:
  - (a) the application is made in the form and manner prescribed by the Executive Director, Finance Shared Services and General Manager, Economic Development and Culture or their designate(s);
  - (b) the application is made by the 1 property owner who is experiencing demonstrable financial hardship directly related to the imposition of tariffs that came into force on or after March 4, 2025; and
  - (c) the application is accompanied by one of the following types of documentation in support of the application, to the satisfaction of the Executive Director, Finance Shared Services and General Manager, Economic Development and Culture or their designate(s):
    - [1] Documents that establish disruption of business beginning in March 4, 2025 or later such as a notice of lay-off provided to employees;
    - [2] Documents that establish excessively reduced business income or profitability for the period beginning March 4, 2025, as compared to a similar period in the immediately preceding year (such as gross receipts, revenues from sales or operations, profit/loss statements, or evidence of defaulted rent payments); or
    - [3] Other documents to the satisfaction of the Executive Director, Finance Shared Services and General Manager, Economic Development and Culture or their designate(s).

Enacted and passed on March 31, 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)