



OLIVIA CHOW
MAYOR

February 29, 2024

To: Executive Committee
From: Mayor Chow

Re: Extending the Declaration Date for the Vacant Home Tax for the 2023 Taxation Year

The City of Toronto implemented a Vacant Home Tax in 2022. Because property status can change year-to-year, all property owners are required to declare the occupancy status of their property on an annual basis, even if they live there or fall under one or more exemptions. The declaration will determine whether the Vacant Home Tax applies and is payable.

In October 2023, City Council approved an updated communications plan related to the Vacant Homes Tax, which included increased communications with property owners who do not speak English as their first language. The 2024 process also included an earlier opening date, as well as pop-up sessions to support those who require assistance to submit their declaration.

For the 2023 taxation year, the deadline for property owners to declare their status was set at February 29, 2024. Given that the Vacant Home Tax is still relatively new for residents, and in recognition that the City wants to ensure all property owners have the opportunity to complete their declaration, I am recommending that Council extend the declaration deadline by an additional two-week period. If City Council adopts the proposed declaration deadline extension, to March 15, 2024, residential property owners will have until that date to submit the declaration.

City Council will not, however, be able to consider the proposed extension until its next regular meeting on March 20-22, 2024. As such, property owners are encouraged to submit their declaration as soon as possible to prevent any late submission fees from being charged.

To submit your declaration or for additional information, including exemptions, visit:
<https://www.toronto.ca/services-payments/property-taxes-utilities/vacant-home-tax/vacant-home-tax-declaration-of-occupancy-status/>



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RECOMMENDATIONS:

1. City Council amend the City of Toronto Municipal Code Chapter 778, Taxation, Vacant Home Tax, to extend the declaration due date in 2024 for the 2023 Taxation Year to March 15, 2024.
2. City Council authorize the introduction of the necessary Bills in Council to give effect to City Council's decision.

Yours truly,

Olivia Chow
Mayor of Toronto