

## **Cancellation, Reduction or Refund of Property of Taxes or Payment in Lieu of Taxes (PILTs) – October 23rd, 2025**

**Date:** October 1, 2025

**To:** General Government Committee

**From:** Executive Director, Finance Shared Services

**Wards:** All

### **SUMMARY**

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This report deals with tax appeal applications made to the Treasurer pursuant to Sections 323, 324, and 325 of the *City of Toronto Act, 2006* (COTA). Section 323 permits Council to cancel, reduce or refund taxes in cases when, during the year, a property undergoes changes such as when it is destroyed by fire or demolished, becomes exempt from taxation, or is reclassified due to a change in use. Section 324 permits Council to cancel, reduce or refund all or part of a payment in lieu of taxes (PILTs) for properties that are exempt from taxation in the circumstances described in subsection 323(1) with necessary modifications. Under Section 325 of the COTA, taxpayers can request a cancellation, reduction, or refund of taxes when an error in the assessment roll is identified which results in an overcharge.

The legislation requires Council to make its decision after holding a public meeting at which the applicants and/or property owners may express any concerns. Council has delegated authority to hear and make final decisions in respect of these matters to the General Government Committee.

Staff have mailed Notices of Hearing to affected taxpayers or property owners advising of the General Government Committee's upcoming meeting and consideration of this staff report.

### **RECOMMENDATIONS**

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The Executive Director, Finance Shared Services recommends that:

1. The General Government Committee approve the individual tax appeal applications made pursuant to Section 323 of the *City of Toronto Act, 2006*, resulting in tax

reductions (excluding phase-in/capping amounts) in the amounts identified in Appendix A.

2. The General Government Committee approve the individual tax appeal applications made pursuant to Section 325 of the *City of Toronto Act, 2006* resulting in tax reductions (excluding phase-in/capping amounts) in the amounts identified in Appendix B.

3. The General Government Committee approve the individual PILTs appeal applications made pursuant to Section 324 of the *City of Toronto Act, 2006*, resulting in tax reductions (excluding phase-in/capping amounts) in the amounts identified in Appendix C.

## **FINANCIAL IMPACT**

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The financial impact of approving the individual tax appeal applications (excluding phase-in/capping adjustments), as identified in the attached Appendices A, B and C, is summarized in Table 1 and Table 2 below.

### **Financial Impacts of Tax and PILT Appeals**

**Table 1: Tax Appeals Summary**

<b>Appendix</b>	<b>No. of Applications</b>	<b>Recommended Tax Reduction Total</b>	<b>City Share</b>	<b>Education Share</b>	<b>BIA</b>
A	383	\$6,745,115	\$3,976,774	\$2,694,873	\$73,468
B	134	\$809,348	\$426,386	\$382,602	\$360
<b>Total</b>	<b>517</b>	<b>\$7,554,463</b>	<b>\$4,403,160</b>	<b>\$3,077,475</b>	<b>\$73,828</b>

**Table 2: PILT Appeals Summary**

<b>Appendix</b>	<b>No. of Applications</b>	<b>Recommended Tax Reduction Total</b>	<b>City Share</b>	<b>Education Share</b>	<b>BIA</b>
C	5	\$197,492	\$113,575	\$83,917	\$0
<b>Total</b>	<b>5</b>	<b>\$197,492</b>	<b>\$113,575</b>	<b>\$83,917</b>	<b>\$0</b>

For tax cancellation, reduction or refund, funding for the City's share of \$4,403,160 is available in the 2025 Operating Budget for Non-Program. The education share of \$3,077,475 will be recovered from the province/school boards, and the Business

Improvement Area (BIA) reduction of \$73,828 will be funded from the respective BIA provision.

For PILT cancellation, reduction or refund, funding for the City's share of \$113,575 is fully provided for in the 2025 Operating Budget for Non-Program. The education share of \$83,917 will be recovered from the province/school boards. PILT properties are not liable to pay Business Improvement Area (BIA) charges and no BIA reduction is required.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

## **DECISION HISTORY**

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At its meeting of December 16, and 17, 1998, Council adopted a report authorizing the Administration Committee (now the General Government Committee) to hear and make recommendations on tax appeals, other than appeals related to inability to pay taxes because of sickness or extreme poverty, pursuant to sections 323 and 325 of the City of Toronto Act, 2006 (formerly sections 442 and 443 of the old Municipal Act). Appeals related to sickness or extreme poverty are heard by the Assessment Review Board as delegated by Council. To view this report on-line, please follow the link below:  
<http://www.toronto.ca/legdocs/1998/agendas/council/cc/cc981216/sp26rpt/cl035.htm>

At its meeting of August 25, 26, 27 and 28, 2014 Council adopted Item GM32.3: "Amendments to Chapter 767 of the Municipal Code, Taxation, Property Taxes", which delegated authority to the Government Management Committee (now the General Government Committee) to hold meetings at which applicants can make representations to the Committee and to make the final decision with respect to various municipal tax applications, including those made pursuant to section 323 and section 325 of the City of Toronto Act, 2006. To view this report online please follow the link:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.GM32.3>

At its meeting of October 11, and 12, 2023, Council delegated to the General Government Committee the authority to hold meetings at which applicants can make representations to the Committee and to make the final decision with respect to payment in lieu of tax applications under Section 324 of the City of Toronto Act, 2006. To view this report on-line, please follow the link:  
[www.toronto.ca/legdocs/mmis/2023/gg/bgrd/backgroundfile-239452.pdf](http://www.toronto.ca/legdocs/mmis/2023/gg/bgrd/backgroundfile-239452.pdf).

## **COMMENTS**

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### **Issue Background**

Section 323 of the *City of Toronto Act, 2006* (COTA) allows Council to cancel, reduce or refund taxes levied in a year for the following reasons:

- property is eligible to be reclassified to a different class;
- property has become vacant land or excess land;
- property has become exempt from taxation;
- property has been razed/damaged by fire, demolition or otherwise;
- mobile unit has been removed;
- taxpayer has been unable to pay taxes due to sickness or extreme poverty;
- taxpayer has been overcharged due to gross or manifest clerical error; or,
- property could not be used for at least three months due to repairs or renovations.

Section 324 of COTA allows Council to cancel, reduce or refund all or part of a payment in lieu of taxes in the year in respect of which the application is made in the circumstances described in subsection 323(1) with necessary modifications.

Section 325 of COTA allows Council to cancel, reduce or refund taxes relating to errors made in the preparation of the assessment roll for one or both of the two years preceding the year in which the application is made. The Municipal Property Assessment Corporation (MPAC) must confirm an error in the assessment being appealed for Council to proceed with hearing a section 325 appeal application.

As Revenue Services staff receive tax or PILTs appeal applications, they are reviewed to determine eligibility. Staff then send the eligible applications to MPAC to obtain the related assessment information. Once the information is received from MPAC, the tax or PILT cancellation/reduction amount is calculated. Notices are prepared to advise the applicant of the amount that may be cancelled/reduced, and the time and date of the upcoming meeting before the General Government Committee.

To facilitate the hearing process and address questions and concerns from taxpayers or property owners, Revenue Services staff respond to many telephone calls and meet with them, as necessary, in advance of the public meeting.

Revenue Services staff recommend to cancel/reduce taxes totalling \$6,745,115 (including Business Improvement Area charges and excluding phase-in/capping) under section 323 of COTA, \$809,348 (including Business Improvement Area charges and excluding phase-in/capping) under section 325 of COTA and PILTs totalling \$197,492 (excluding phase-in/capping) (No Business Improvement Area charges levied for PILT properties) under section 324 of COTA.

The attached Appendices A, B, and C list the 522 applications for tax or PILTs cancellation or reduction, and provide the property address, roll number, ward number, appeal number, tax year, the reason/type of appeal, the number of days for which relief is being recommended, the total amount of the recommended reduction/cancellation of taxes or PILTs, the City and Education share of the tax cancellation/reduction and the amount of the BIA reduction.

If the General Government Committee approves the cancellation/reduction of taxes or PILTs as recommended by this report, Notices of Decision will be mailed to taxpayers or property owners. Under section 323(7) and 324(3) of the Act, an owner may appeal a decision of the General Government Committee to the Assessment Review Board (ARB) within 35 days of the General Government Committee's decision.

Table 3, below, summarizes the 522 applications filed, the section of the COTA they were filed under, the reason for the application, the number of applications for each reason, the tax reduction breakdown as shared between the City and the province/school boards, the amount of the BIA reduction and the total reduction in taxes and PILT reduction recommended.

**Table 3: Detail Summary of Tax and PILT Appeals**

COTA Section	Reason for Application	# of Applications	Recommended Tax Reductions			
			City Share (\$)	Education Share (\$)	BIA (\$)	Total Recommended Reduction (\$)
323	Razed by fire, demolition or otherwise	55	\$163,924	\$195,644	\$20,484	\$380,052
323	Damaged by fire, demolition or otherwise	25	\$24,289	\$9,500	\$152	\$33,941
323	Exemption	26	\$376,396	\$239,056	\$2,180	\$617,632
323	Gross or manifest clerical errors in the preparation of the assessment roll	99	\$289,630	\$266,221	\$11,501	\$567,352
323	Unusable due to repairs or renovations	129	\$1,438,059	\$912,440	\$14,695	\$2,365,194
323	Tax class change	49	\$1,684,476	\$1,072,012	\$24,456	\$2,780,944
324 (PILTs)	Razed by fire, demolition or otherwise	1	\$0	\$0	\$0	\$0
324 (PILTs)	Exemption	2	\$0	\$1,389	\$0	\$1,389
324 (PILTs)	Unusable due to repairs or renovations	2	\$113,575	\$82,528	\$0	\$196,103

COTA Section	Reason for Application	# of Applications	Recommended Tax Reductions			
			City Share (\$)	Education Share (\$)	BIA (\$)	Total Recommended Reduction (\$)
325	Gross or manifest clerical errors in the preparation of the assessment roll	134	\$426,386	\$382,602	\$360	\$809,348
	<b>Total</b>	<b>522</b>	<b>\$4,516,735</b>	<b>\$3,161,392</b>	<b>\$73,828</b>	<b>\$7,751,955</b>

## CONTACT

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## SIGNATURE

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David McIsaac  
 Executive Director, Finance Shared Services

## ATTACHMENTS

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- Appendix A: Detail Hearing Report – Section 323 of City of Toronto Act, 2006, Hearing 2025H3
- Appendix B: Detail Hearing Report – Section 325 of City of Toronto Act, 2006, Hearing 2025H3
- Appendix C: Detail Hearing Report – Section 324 of City of Toronto Act, 2006, Hearing 2025H3