

**CITY OF HAMILTON VACANT HOME TAX – DRAFT FRAMEWORK**

<b>Features</b>	<b>Details</b>
Tax	Vacant Home Tax
First Reference Year	January 1 – December 30, 2022
Collection	<p>2023 will be the first homeowner declarations, first billing, collection, audit, etc.</p> <p>The tax would be included in the final tax bill (June).</p> <p>Any outstanding vacant home tax would be considered a lien on the property in the same manner as regular outstanding property taxes.</p>
Definition of Home	<p>Properties in the residential property class according to provincial legislation (RT). This includes single-family homes, semi-detached homes, townhomes, residential condominiums, duplexes, triplexes, fourplexes, fiveplexes, sixplexes and other multifamily homes assessed in the residential tax class.</p> <p>Apartments (MT or NT property classes) and vacant land are not included.</p>
Definition of Vacant	Unoccupied for more than six months during the preceding calendar year. Final definition to be refined.
Exemptions	<ul style="list-style-type: none"> <li>• A residential property that is undergoing renovations and has the appropriate building permits</li> <li>• A residential property that is vacant due to the death of the owner(s)</li> <li>• A residential property that is vacant because the occupant was residing in a healthcare facility for medical care</li> <li>• A residential property that is vacant because it is under a court order prohibiting the owner from selling, occupying, or renting the property</li> <li>• A residential property that has been listed for sale and unoccupied during this time</li> <li>• A property transferred under a non-arm’s length sale in the previous calendar year</li> <li>• A residential property that has been listed for rent and unoccupied during this time</li> <li>• A federal or provincial court order prohibiting occupancy, sale or rental of a property</li> </ul>

Features	Details
Tax Rate	1.0% of CVA
Identification of Properties	Mandatory Declaration on the status of all properties Declaration period is to be determined.
Audit	Audits would happen throughout the year. Requested documentation to support status of the property must comply with the requirements of the <i>Municipal Freedom of Information and Protection of Privacy Act</i> .  All properties that declare an exemption will be audited.  Additional details are to be determined.
Dispute Resolution	The <i>Municipal Act</i> requires municipalities to include a dispute resolution mechanism in designing the residential vacant unit tax program. Homeowners would be able to file disputes with the City on an annual basis. Disputes will be filed, in writing, by the set disputes due date. Various proofs would be required when filing a dispute.  Additional details are to be determined.
Penalties and Enforcement	Failure to make a property status declaration by the due date will result in a fine.  Late and unpaid Vacant Homes Taxes are subject to the same penalties for non-payment as property taxes.  False property status declarations may result in fines in addition to payment of the tax.  Additional details are to be determined.