

7.2 (a)(ba)

Pilon, Janet

Subject: Opposing Implementing a Municipal Land Transfer

From: BOSEDE GBENGA
Sent: January 12, 2025 7:48 PM
To: <mailto:clerk@hamilton.ca>
Subject: Opposing Implementing a Municipal Land Transfer

Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration. Sincerely,

Best regards,
Bosede O.P.

7.2 (a)(bb)

Pilon, Janet

Subject: 'NO' to a Municipal Land Transfer Tax in Hamilton

From: Jodie Erwin
Sent: January 12, 2025 6:58 PM
To: clerk@hamilton.ca
Subject: 'NO' to a Municipal Land Transfer Tax in Hamilton

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Jodie Erwin

7.2 (a)(bc)

Pilon, Janet

Subject: NO to MLTT in Hamilton

From: Mitali Thakore
Sent: January 13, 2025 11:36 AM
To: clerk@hamilton.ca
Subject: NO to MLTT in Hamilton

Impact Of MLTT

Increased Upfront Cost for Buyers

An MLTT is an additional tax levied on top of the provincial Land Transfer Tax (LTT) when purchasing a property. This means buyers would face double the land transfer taxes.

Impact on Affordability

While first-time homebuyers may be eligible for a rebate for both the MLTT and LTT (up to \$4,475 for each, or \$8,950 in total), the rebate only covers a fraction of the tax. Potential homebuyers may be forced to sit on the sidelines or consider relocating to a neighbouring municipality that doesn't have a second land transfer tax.

Impact on Property Values

A second land transfer tax could impact property values by making homes harder to sell with fewer buyers in the market. Sellers may also think twice about listing their home and moving due to high transaction costs associated with the tax.

Indirect Effects on Rental Affordability An MLTT leads to higher purchasing costs for landlords to acquire rental properties, which may be passed on to tenants through higher rents. It also may dissuade investors from purchasing properties for rental purposes.

Economic Impact

A second land transfer tax would hurt the economy and negatively impact the real estate market and related industries, like construction and retail.

7.2 (a)(bd)

Pilon, Janet

Subject: No to municipal land transfer tax

From: Alina Radu
Sent: January 13, 2025 11:20 AM
To: <mailto:clerk@hamilton.ca>
Subject: No to municipal land transfer tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Alina Radu

Pilon, Janet

Subject: Please stop this move for double land transfer tax

From: Coleen Bush
Sent: January 13, 2025 11:12 AM
To: clerk@hamilton.ca
Subject: Please stop this move for double land transfer tax

To whom it may concern,

Please stop this move from double land transfer tax.

Sincerely
Coleen Bush

7.2 (a)(bf)

Pilon, Janet

Subject: MLTT - Please NO.

From: Nikola Bucalo
Sent: January 13, 2025 11:08 AM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT - Please NO.

To The Mayor and Members of Council,

PLEASE DON'T IMPLEMENT A NEW LAND TRANSFER TAX.

As a voter, home owner and taxpayer, even though this may not affect me directly, I am strongly opposed. I understand that council needs to consider all options for new revenue, but this would be shooting yourself in the foot. Just a quick real-world example: there are many reasons for the mass exodus from Toronto these past few years, their MLTT is definitely one of them. I have helped hundreds of local residents buy and sell homes within Hamilton and I can tell you first hand that an added MLTT would be detrimental in the long run for our community. It is extremely short-sighted. I was personally part of the mass campaign several years ago to remove the option for municipalities to implement a MLTT and it is still the right thing for municipalities to seek funding elsewhere. Please focus on affordability for day-to-day living for residents, not more financial hurdles.

Thank you,

Nikola Bucalo

Pilon, Janet

Subject: Double Land Transfer Tax Issue

From: Chris Dorsman
Sent: January 13, 2025 10:57 AM
To: <mailto:clerk@hamilton.ca>
Subject: Double Land Transfer Tax Issue

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Chris Dorsman,
Hamilton Home Owner

7.2 (a)(bh)

Pilon, Janet

Subject: Municipal Land Transfer Tax (MLTT)

From: Jennifer Jones
Sent: January 13, 2025 10:56 AM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Jennifer Jones

Pilon, Janet

Subject: NO MLTT

From: Ashleigh Eardley
Sent: January 13, 2025 10:50 AM
To: <mailto:clerk@hamilton.ca>
Subject: NO MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Ashleigh

7.2 (a)(bj)

Pilon, Janet

Subject: PLEASE STOP DOUBLE TAX!

From: Noelly Rey
Sent: January 13, 2025 10:49 AM
To: <mailto:clerk@hamilton.ca>
Subject: PLEASE STOP DOUBLE TAX!

Dear Madame Mayor and Members of Council,

I strongly oppose implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would make housing even less affordable for Hamiltonians, adding another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I would like you to think about alternative solutions that focus on affordability and do not further penalize already stretched-thin families.

Thank you for your time and consideration.

Sincerely,
Noelly Rey

7.2 (a)(bk)

Pilon, Janet

Subject: Proposed MLTT

From: Alanna Stephen
Sent: January 13, 2025 10:48 AM
To: <mailto:clerk@hamilton.ca>
Subject: Proposed MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

As a real estate lawyer practising in Hamilton, I know that this proposed tax will negatively impact the real estate market in Hamilton. Hamilton provides affordable housing options and allows individuals and families to realize their dream of home ownership in a vibrant City. Another tax will definitely make this dream unattainable and drive purchasers further south (ie. St. Catharines, Welland and Niagara).

Regards,
Alanna C. Stephen B.A., LL.B., J.D.
Managing Partner
Escarpment Law Group
T: 905 681 6998
<http://www.escarpmentlaw.com/>

7.2 (a)(bl)

Pilon, Janet

Subject: Stop the double tax!

From: Paula Candido Ward
Sent: January 13, 2025 10:40 AM
To: <mailto:clerk@hamilton.ca>
Subject: Stop the double tax!

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Thanks,

Paula Candido Ward

Pilon, Janet

Subject: MLTT

From: John Brunton
Sent: January 13, 2025 11:59 AM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

John Brunton

Pilon, Janet

Subject: Municipal Land Transfer Tax! Please stop this

From: Marta Swiecki
Sent: January 13, 2025 12:05 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax! Please stop this

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Marta Swiecki

Pilon, Janet

Subject: No to MLTT

From: RANJIT SAMRA
Sent: January 13, 2025 12:18 PM
To: <mailto:clerk@hamilton.ca>
Subject: No to MLTT

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration. RANJIT SAMRA

7.2 (a)(bp)

Pilon, Janet

Subject: HAMILTON & WATERDOWN MUNICIPAL LAND TRANSFER TAX

From: Deby Morrison

Sent: January 13, 2025 12:30 PM

To: <mailto:clerk@hamilton.ca>

Subject: HAMILTON & WATERDOWN MUNICIPAL LAND TRANSFER TAX Dear Madame Mayor and Members of Council, I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

You are also implementing a rain tax for property owners next year, please stop! Tax increases are not an ongoing viable solution. Reign in the spending please!

Thank you for your time and consideration. Sincerely, Deby Morrison

Pilon, Janet

Subject: MLTT

From: Erin Kittle
Sent: January 13, 2025 12:25 PM
To: <mailto:clerk@hamilton.ca>
Subject: MLTT

Dear Sir/Madam,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT).

Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Homelessness will increase if this is implemented.

Our taxes are already higher than any other municipality including Toronto. Unless you plan on greatly reducing them, I see absolutely no benefit for this. We are already taxed to death.

I also don't agree with Toronto having this either but wages are much higher in Toronto than Hamilton. Hamilton does not have the same amount of public attractions and amenities to justify this at all. This is highly disturbing and will be setting up future generations for failure.

Our city councillors should be utilizing tax revenues more efficiently than pet projects that don't deliver any value to citizens and taxing us more is not the answer. Thank you for your time and consideration.

Sincerely Disappointed,

Erin Kittle

7.2 (a)(br)

Pilon, Janet

Subject: STOP DOUBLE TAX

From: Nancy Mungar
Sent: January 13, 2025 12:00 PM
To: <mailto:clerk@hamilton.ca>
Subject: STOP DOUBLE TAX

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Warmest Regards,
Nancy Mungar

7.2 (a)(br)

Send this template to clerk@hamilton.ca before Noon on Tuesday, January 14.

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Rico Sacchini

Pilon, Janet

Subject: Please vote no on the Municipal Land Transfer Tax

From: Sean Morrison
Sent: January 13, 2025 11:57 AM
To: <mailto:clerk@hamilton.ca>
Subject: Please vote no on the Municipal Land Transfer Tax

Dean Madame Mayor and Members of Council,

I am writing to express my strong opposition to the consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another layer of financial burden to homebuyers, sellers and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it.

I urge you to consider alternative solutions that focus on affordability and not penalize families already stretched thin.

Thanks you for your time and consideration,

Sean Morrison

7.2 (a)(bt)

Pilon, Janet

Subject: PLEASE STOP the DOUBLE TAX!!!

From: Jay Pichette
Sent: January 13, 2025 11:54 AM
To: <mailto:clerk@hamilton.ca>
Subject: PLEASE STOP the DOUBLE TAX!!!

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters.

At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Jason Pichette

7.2 (a)(bu)

Pilon, Janet

Subject: Municipal Land Transfer Tax (MLTT)

From: Deborah Parr
Sent: January 13, 2025 11:50 AM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Debbie Parr

Pilon, Janet

Subject: Municipala Land Transfer Tax

From: Lydia Lemus
Sent: January 13, 2025 12:40 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipala Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,
Lydia Lemus

Pilon, Janet

Subject: Municipal Land Transfer Tax (MLTT)

From: Shannon Sullivan
Sent: January 13, 2025 12:56 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Shannon Sullivan

7.2 (a)(bx)

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Hannah Reinink
Sent: January 13, 2025 12:58 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,
Hannah Reinink

Pilon, Janet

Subject: Municipal Land Transfer Tax (MLTT)


From: Natalie Stoltz
Sent: January 13, 2025 1:01 PM
To: <mailto:clerk@hamilton.ca>
Subject: Municipal Land Transfer Tax (MLTT)

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin. Thank you for your time and consideration.

Sincerely,

Natalie Stoltz



7.2 (a)(bz)

Send this template to clerk@hamilton.ca before Noon on Tuesday, January 14.

Dear Madame Mayor and Members of Council,

I am writing to express my strong opposition to any consideration of implementing a Municipal Land Transfer Tax (MLTT). Implementing this tax would only make housing even less affordable for Hamiltonians, adding yet another financial burden to homebuyers, sellers, and renters. At a time when so many residents are already struggling with the high cost of living, this tax would exacerbate the housing crisis rather than help resolve it. I urge you to consider alternative solutions that focus on affordability and do not further penalize families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Guy D'Alesio

