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From: clerk@hamilton.ca
To: [Pilon, Janet](#); [Carson, Katie](#)
Subject: FW: Hamilton's Double Land Transfer Tax
Date: Monday, January 20, 2025 9:01:06 AM

Magda Green

Administrative Assistant to Matthew Trennum, City Clerk

Office of the City Clerk, Corporate Services

City of Hamilton

magda.green@hamilton.ca

City Hall is located on the ancestral territory of the Haudenosaunee Confederacy, the Anishinaabe and many other Indigenous peoples. It is also covered by the Dish with One Spoon Wampum agreement, which asks that all sharing this territory do so respectfully and sustainably in community.

From: Craig Knapman [REDACTED]
Sent: January 20, 2025 6:47 AM
To: contact@chch.com
Cc: clerk@hamilton.ca; Ask City <askcity@hamilton.ca>
Subject: Hamilton's Double Land Transfer Tax

External Email: Use caution with links and attachments

Good Morning

I'm sorry to be asking this but I'm a little concerned as to why ch wasn't closely covering the double land transfer tax which was such a hot issue last week for Hamilton property buyers.

The galleries were almost full on Wed at the Council meeting where, thank Goodness, due to the efforts of our local real estate board, Cornerstone Association of Realtors, 4 great presenters spoke out against this which would have been a disaster for buyers &, as such, sellers as well.

If this tax was implemented, the example used prior to the Tuesday Council meeting, would have meant that, on top of the provincial land transfer tax of the same amount would look like this for Hamilton home buyers:

On Wednesday, January 15th, members of Hamilton City Council will hear a [staff report](#) on additional revenue tools, including a **Municipal Land Transfer Tax (MLTT)**. This could add **an additional \$11,475** in taxes on a \$750,000 home that buyers would have to pay for at closing.

What this would have meant to Hamilton's already fragile housing situation:

1. Another property tax in 2025 for, I think, 6.9%
2. Vacant Unit Tax
3. Recent increased Development Charges on new housing
4. And, if it were implemented, another \$11,475 in Municipal (Hamilton) Land Transfer Tax

I have Morning Live on every day &, if I get home in time for the 6:00 news, I have it on as well.

I literally rely on CH for my local news, no more 900 CHML, and if CH is our 'Trusted news leader for Hamilton', should you not have had a responsibility to your viewers to inform them of such an important matter?

You did do a good job on following the encampment issue.

Wouldn't hurt to track the City better on the cyber attack issue though. That's about 11 months ago & still not resolved.

Sorry but I may also suggest that personal comments by news anchors are often not accurate or fair to who they are commenting on. I may suggest that if they want to put their own take on it that they start by saying, "In my opinion". Then at least there isn't the same level of accountability when it's not accurate.

All this being said, thank you for your time.

Morning Live is a great show, btw :)

Sincerely,

Craig

CRAIG KNAPMAN, Broker of Record

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



370 York Blvd., Suite 100, Hamilton, ON L8R 3L1

T 905-522-5220

City of Hamilton
50 Main Street East
Hamilton, ON
L8N 1E9

January 21, 2025

Dear Mayor Horwath & City Councillors,

We are writing to you on behalf of the members of the Hamilton-Halton Construction Association (HHCA). Established in 1920 the HHCA serves the needs of more than 300 industrial, commercial, institutional, and heavy civil construction employers in the Hamilton/Burlington area. Our membership is comprised of General Contractors, Trade Contractors and Manufacturers as well as Service providers that support construction operations.

I write today on behalf of the HHCA membership to express strong opposition to any consideration by Hamilton City Council of the implementation of a Municipal Land Transfer Tax (MLTT). Hamilton aspires to be the best place in Ontario to live, work and raise a family. Implementation of an MLTT does not support this vision. The implementation of an MLTT would be a step backward in addressing housing affordability, adding significant upfront cost for homebuyers, increasing the already monumental barriers to home ownership.

Our members employ thousands of workers locally and the job market is tight. An MLTT is likely to drive talented individuals to other municipalities, leading to a loss of talent and economic activity.

We echo the sentiments of the Hamilton Chamber of Commerce who “strongly cautions against adopting revenue measures that risk discouraging individual and business investment in Hamilton, ultimately threatening the vibrance and economic health of our community.”

Sincerely,

A handwritten signature in blue ink, appearing to read "Sue Ramsay", with a long horizontal line extending to the right.

Sue Ramsay
General Manager
Hamilton-Halton Construction Association
905-522-5220
sue@hhca.ca