

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Annalisa Jani
Sent: January 11, 2025 2:49 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,

Annalisa

7.2 (a)(b)

Pilon, Janet

Subject: Municipal Land Transfer Tax

From: Michael Berger

Sent: January 12, 2025 3:21 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, Michael Berger

Pilon, Janet

Subject: Strong opposition to MLTT

From: Carolyn Zaffuto
Sent: January 12, 2025 3:14 PM
To: <mailto:clerk@hamilton.ca>
Subject: Strong opposition 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.

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 not great for future generations.

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.

I am available to be reached if below if needed.

Carolyn Zaffuto

Pilon, Janet

Subject: Say NO to municipal land transfer tax

From: L D
Sent: January 12, 2025 3:09 PM
To: <mailto:clerk@hamilton.ca>
Subject: Say NO to municipal land transfer tax

Dear Councilor, I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15. A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for.

Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer. I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable. Thank you for your consideration and your ongoing service to our community.

Sincerely,
Steven Hill

Pilon, Janet

Subject: Say NO to municipal land transfer tax

From: Laura D'Antonio
Sent: January 12, 2025 3:08 PM
To: <mailto:clerk@hamilton.ca>
Subject: Say NO to municipal land transfer tax

Dear Councilor, I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15. A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for. Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer. I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable. Thank you for your consideration and your ongoing service to our community. Sincerely, Peter D'Antonio

Pilon, Janet

Subject: FW: Say NO to municipal land transfer tax! This is BS!

From: Laura D'Antonio
Sent: January 12, 2025 3:06 PM
To: <mailto:clerk@hamilton.ca>
Subject: Say NO to municipal land transfer tax! This is BS!

Dear Councilor, I am writing to you as a resident of your ward to share my opposition to the consideration of a Municipal Land Transfer Tax outlined in report FCS24022(a) going before the General Issues Committee on January 15. A municipal land transfer tax is an unfair tax on hopeful homebuyers. It isn't only a burden on first-time buyers but also on those hoping to purchase homes that are appropriate for growing families. The financial costs of purchasing a home are already extraordinarily difficult to save for.

Implementing a municipal land transfer tax will mean residents must delay the dream of homeownership even longer. I am urging you to not support any exploration of a municipal tax and shut it down before it can go any further. Enough is enough. We cannot afford another unfair tax that will only make housing less affordable. Thank you for your consideration and your ongoing service to our community.

Sincerely,

The D'Antonio Family.



Pilon, Janet

Subject: NO to Municipal Land Transfer Tax (MLTT)

Importance: High

From: Cindy Cloutier
Sent: January 12, 2025 2:29 PM
To: <mailto:clerk@hamilton.ca>
Subject: NO to Municipal Land Transfer Tax (MLTT)
Importance: High

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.

Kind Regards,

Cindy Cloutier

Pilon, Janet

Subject: No more Taxes!!!

From: Natalie Rendall
Sent: January 12, 2025 1:43 PM
To: <mailto:clerk@hamilton.ca>
Subject: No more Taxes!!!

Dear Madame Mayor and Members of Council,

As a City of Hamilton resident, 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 penalise families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Natalie Rendall

Pilon, Janet

Subject: MLTT

From: Ashley Blais

Sent: January 12, 2025 1:23 PM

To: <mailto:clerk@hamilton.ca>

Subject: MLTT

Dear Madame Mayor and Members of Council, As a City of Hamilton resident, 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 penalise families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Ashley Blais

Pilon, Janet

Subject: MLTT

From: Griff Jones

Sent: January 12, 2025 1:18 PM

To: <mailto:clerk@hamilton.ca>

Subject: MLTT

Dear Madame Mayor and Members of Council, As a City of Hamilton resident, 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 penalise families already stretched thin.

Thank you for your time and consideration.

Sincerely,

Griff Jones

Pilon, Janet

Subject: Say No to a Municipal Land Transfer Tax!

Importance: High

From: Rose Cipriani

Sent: January 12, 2025 12:42 PM

To: <mailto:clerk@hamilton.ca>

Cc: <mailto:jeff.beatie@hamilton.ca>

Subject: Say No to a Municipal Land Transfer Tax!

Importance: High

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,
Rose Cipriani

Pilon, Janet

Subject: Double Tax

From: Andrea Iavarone
Sent: January 12, 2025 12:10 PM
To: <mailto:clerk@hamilton.ca>
Subject: 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,

ANDREA IAVARONE

7.2 (a)(m)

Jan. 12, 2025

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,

Ian Newhouse (Dundurn and Chatham)

Pilon, Janet

Subject: No to the MLTT

From: Soledad Cristina Mejia
Sent: January 12, 2025 9:43 AM
To: <mailto:clerk@hamilton.ca>
Subject: No to the 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,
Soledad Cristina Mejía Gomez

Pilon, Janet

Subject: Municipal Land Transfer Tax (MLTT)

From: tashi baburi
Sent: January 12, 2025 8:40 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, Tashi Baburi

Pilon, Janet

Subject: Land Transfer Tax

From: Lisa Prine
Sent: January 12, 2025 7:35 AM
To: <mailto:clerk@hamilton.ca>
Subject: 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,
Lisa Prine

7.2 (a)(q)

Pilon, Janet

Subject: Stop The Tax

From: Artur Palej
Sent: January 11, 2025 6:41 PM
To: <mailto:clerk@hamilton.ca>
Subject: Stop The 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,
Artur Palej

7.2 (a)(r)

Pilon, Janet

Subject: Against Municipal Land Transfer Tax.

From: Joanne Chiarelli
Sent: January 11, 2025 4:33 PM
To: <mailto:clerk@hamilton.ca>
Subject: Against Municipal Land Transfer Tax.

I agree the MLTT will be a bad policy due to the following reasons:

1. 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.

2. 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.

3. 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 new tax.

4. 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.

5. 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.

I agree with all the above statements and am against this new MLTT.

Joanne Chiarelli

Pilon, Janet

Subject: I do NOT support a second land transfer tax!

From: J Roumanis

Sent: January 11, 2025 4:24 PM

To: Pauls, Esther <<mailto:Esther.Pauls@hamilton.ca>>; <mailto:clerk@hamilton.ca>

Subject: I do NOT support a second 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.

--

John Roumanis, CPA, MBA

Pilon, Janet

Subject: Say No to municipal land transfer tax!

From: Krystal Pfau
Sent: January 11, 2025 3:57 PM
To: <mailto:clerk@hamilton.ca>
Subject: Say 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,
Krystal Pfau

7.2 (a)(u)

Pilon, Janet

Subject: delegation letter to oppose Hamilton MLTT

From: Erin Bowie

Sent: January 11, 2025 3:50 PM

To: <mailto:clerk@hamilton.ca>

Subject: delegation letter to oppose Hamilton 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,

Erin Bowie

Pilon, Janet

Subject: Municipal Land Transfer Tax (MLTT) - Jan 15

From: Rocco Rao
Sent: January 11, 2025 12:58 PM
To: <mailto:clerk@hamilton.ca>
Cc: Ward 4 <<mailto:ward4@hamilton.ca>>
Subject: Municipal Land Transfer Tax (MLTT) - Jan 15

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,
Rocco Rao

7.2 (a)(w)

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,

<ADD NAME>

Stephen Hicks

Pilon, Janet

Subject: MLTT

From: raymond pelletier
Sent: January 11, 2025 12:37 PM
To: clerk@hamilton.ca
Subject:MLTT

The tax in question is unacceptable and hurtful to all who aspire to buy a home and nothing but an expensive way to deal with the city problem

Pilon, Janet

Subject: Opposition to Municipal Land Transfer Tax MLTT

From: Michael Di Genova
Sent: January 11, 2025 12:37 PM
To: <mailto:clerk@hamilton.ca>
Subject: Opposition to 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,

Michael Di Genova

Pilon, Janet

Subject: MLTT

From: Stephanie Huffman
Sent: January 11, 2025 11:55 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 home buyers, 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.

Stephanie Huffman