
REPORT TITLE: Vacant Home Tax – Public Consultation and Program Design

**FROM: Gary Kent, CPA, CGA, ICD.D, Chief Financial Officer and
Commissioner of Corporate Services**

RECOMMENDATION

- 1. That the Regional Chair and the Chief Administrative Officer, be authorized to submit a request to the Minister of Finance that Peel Region be a designated municipality under Part IX.1 Optional Tax on Residential Vacant Units, of the *Municipal Act, 2001* starting in 2023; and**
- 2. That a copy of the subject report be forwarded to the Town of Caledon, City of Brampton and City of Mississauga for their consideration, with a request that the Mayors of each local municipality provide a letter of support for the Region’s submission to the Province for Vacant Home Tax (VHT) designated status; and**
- 3. That the following delegated authorities and actions be authorized upon the Region’s receipt of VHT designated status from the Province:**
 - That Regional staff commence systems development for VHT implementation and be authorized to make a request to the three local municipalities requesting for their tax system upgrade to include features to accommodate VHT billing and collection; and**
 - That a new reserve titled “Vacant Home Tax Reserve” be established to track and facilitate financial activities for the VHT program; and**
 - That an initial transfer from the Tax Stabilization Reserve to the Vacant Home Tax Reserve in the amount of \$15 million be approved to advance funding for costs related to initial implementation until further Council/budget approvals of permanent program resources; and**
 - That three full-time-employee (FTE) positions to be funded from the Vacant Homes Tax Reserve, be approved to facilitate the system development and production, including one Program Manager, one Product Manager and one IT Architect/Developer; and**
 - That the Chief Financial Officer and Commissioner of Corporate Services, or their delegate, be authorized to transfer money, as may be required from time to time, from the Vacant Home Tax Reserve to other Regional accounts and local municipalities to reimburse their costs as applicable; and**
 - That the Chief Financial Officer and Commissioner of Corporate Services, or their delegate, be authorized to negotiate and execute agreements, including data sharing or transfer payment agreements with local municipalities and other agreements necessary for the implementation and operation of the VHT program, upon terms and conditions satisfactory to the Regional Solicitor; and**
- 4. That staff bring back a report to Council for a final VHT by-law approval after the systems are ready at both the Region and Local municipalities.**

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REPORT HIGHLIGHTS

- Council directed staff, at the January 27, 2022 Regional Council meeting, to proceed to commence public communication to gather input, and to design a Vacant Home Tax (VHT) program framework.
 - A VHT only applies to homes that are vacant for more than 184 days in a calendar year and are not exempt.
 - Ernst & Young LLP (EY) recommended a hybrid program delivery model which assigns the majority of core responsibilities (i.e. levy tax, declaration process, audit and compliance) to the Region whereas local municipalities will share some functions such as tax billing and collections to leverage existing capacities and to promote customer service excellence.
 - EY recommended a Peel VHT Framework that includes an initial tax rate of 1 per cent, a VHT declaration and application process and seven categories of exemption which is largely consistent with other municipalities who have implemented VHT.
 - For the Region to move forward, a proposal must be submitted to the Province requesting a designated status for VHT.
 - Mississauga, Brampton and Caledon are key partners in the VHT program. Documentation supporting the VHT from the upper and lower tiers, illustrating alignment with the local municipalities, is desired for the proposal.
 - The EY Study estimates that the projected annual average revenue for a 1 percent tax rate based on the 2022 data would be approximately \$17 million, the one-time implementation cost would be in a range of \$12- 14 million, and the annual operating cost would be approximately \$4.5 million.
 - The EY study recommends that a VHT would be a feasible housing policy and revenue positive tool for implementation in Peel Region to address affordable housing challenges. EY's financial analysis was based on an assumption that approximately 3,000 vacant units could be potentially subject to a VHT on annual average basis over a 10-year period; and the VHT can be a policy lever to encourage homeowners to return vacant units back to market.
 - EY outlined a tentative timeline that may see VHT implementation as early as 2025.
 - The Region and the three local municipalities would need to develop systems and software applications to facilitate VHT declarations from residents with the Peel Region, billing and collection from local municipalities, auditing, compliance & appeal processes before implementation. The timing of these systems' readiness will be one of the main drivers of when VHT can ultimately be implemented in Peel.
 - Identified risks and uncertainties, including risks that revenues from a VHT could be inadequate to cover the implementation and operating costs of the VHT Program and uncertainties regarding the upcoming provincial facilitation to review the best mix of roles and responsibilities between upper and lower-tier municipalities, could affect VHT implementation in Peel.
 - The Region would need to advance investment in this program in the coming years to facilitate the work required for implementation.
 - VHT has been used in other cities to improve housing supply and affordability, is consistent with Council's advocacy for ensuring the use of housing for homes and relates to the fourth pillar of the Region's Housing and Homelessness Plan to optimize existing housing stock.
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DISCUSSION

1. Background

On May 17, 2017, *Bill 127, Stronger, Healthier Ontario Act (Budget Measures), 2017* received Royal Assent. Introduced as a part of the former Ontario government's Fair Housing Plan, this legislation amended the *Municipal Act, 2001* (the Act) to include Part IX.1 Optional Tax on Vacant Residential Units, permitting a municipality, if designated by the Minister of Finance through a regulation, to impose a tax on vacant units in the residential property class.

At the January 14, 2021 Regional Council meeting, Council passed a resolution directing staff to conduct a feasibility study to assess the appropriateness and applicability of potential implementation of a Vacant Homes Tax (VHT) in Peel Region.

Staff recommended a multi-phased approach towards a potential VHT implementation in Peel considering the complexities of VHT:

- Consider the appropriateness and design a potential VHT program through a multi-disciplinary inter-municipal working group.
- Consult the public and community stakeholders to provide information and engage for input.
- Be mindful of emerging changes such as legislation changes and/or governance structures.
- Keep Council informed and seek Council direction on whether to move forward to each milestone.

The Region retained EY to conduct the first two phases of feasibility studies:

Phase 1:

- A feasibility study outlining initial research findings of potential program parameters, revenue and cost estimates.
- The findings of this phase were presented to Council at the January 27, 2022 Regional Council meeting.
- It was determined that a VHT would be a feasible housing policy tool with revenue positive benefits that could be used to further support affordable housing initiatives in Peel.
- Council directed staff to proceed to commence public communication to gather input, and to design a VHT program framework.

Phase 2:

- Public consultation to gauge the level of public support.
- Development of a finalized program design with detailed program parameters and updated financial estimates.

This report presents Council with the findings of the Phase 2 work and seeks Council direction on next steps.

2. Housing

Peel's housing affordability crisis is systemic and disproportionately impacts equity-deserving groups. As such, a comprehensive range of policy levers and programs to address both supply and demand challenges is necessary to address this immense challenge.

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Recent studies highlight the threats to affordable housing supply and eroding housing affordability in Peel. As of March 2023, it has been estimated that an average income Peel household needs around 30 years to save for a down payment and closing costs for an affordable 25-year mortgage at today's average market prices, while a dual minimum wage income family would require 50 years. In fact, a minimum wage earner faces the prospect of spending 99% of their wages at current average purpose-built rents in Peel.

It is unsurprising then that there are an estimated 91,000 households in core housing need in Peel, with around 4,000 people who used the emergency shelter system in the last year. Accordingly, Peel Region has identified that measures to encourage the use of housing for homes, increasing the supply of new affordable housing in complete communities, ensuring the longevity of existing affordable housing, expanding the scope of social programs to assist families in carrying high housing costs, and, strengthening the capacity of the Service Manager and community housing sector to respond to rapidly growing need must all occur to begin to resolve the housing affordability crisis. Communities cannot simply build their way out of the crisis with market housing alone.

Some jurisdictions experiencing housing affordability challenges have looked to the use of vacant unit taxes (VHT) to optimize existing housing supply while additional new housing is built, helping improve affordability. The primary goal of a VHT is to increase housing supply by returning existing residential units to the market, and often accompanies a new-build supply response to create more new housing. As a matter of fact, VHTs have been demonstrated to return housing supply to market for residential uses instead of other non-housing uses to improve affordability.

Furthermore, the recommended VHT program for Peel, as presented in this report, is consistent with Regional Council's position to encourage the use of homes for housing as per the housing advocacy related report of May 2022. In addition, it is consistent with the aims of the fourth pillar of the housing and homelessness plan to optimize existing housing stock.

3. Environmental Scan

The first jurisdiction in Canada that implemented an Empty Home Tax was the City of Vancouver, in 2017.

Some single tier municipalities in Ontario have implemented a VHT program, and some upper tier municipalities are working on feasibility studies and framework development. The table below provides a summary of their status; a detailed jurisdiction scan is included in Appendix I.

	Tax Rate	Implementation Year	Tax Billing Start Year
City of Toronto	1%	2022	2023
City of Ottawa	1%	2022	2023
City of Hamilton	1%	2023	2024
York Region, Halton Region	<ul style="list-style-type: none">• An initial feasibility study has been completed;• Working on a potential VHT framework• Have not submitted their requests to the Province for the designation yet		

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With other neighbouring municipalities implementing a VHT, there is a risk of spillover investment activity into Peel Region which could escalate housing prices and increase vacancy rates. By seeking to implement a VHT alongside with other municipalities, Peel could mitigate this spillover effect.

4. Designing a VHT Program in Peel

a) Public Consultation

Regional staff and project consultants from EY sought stakeholder input on a proposed vacant homes tax by consulting with the public and industry stakeholders. The objective of the consultations was to ensure that residents and impacted stakeholders were informed about the potential changes being explored and were given opportunities to express their opinions to inform decisions around the vacant homes tax program design.

Two broad streams of public consultation were delivered by EY, which was supported by Regional staff:

General Engagement: Information about the Vacant Homes Tax was provided on the Region's website as well as through social media advertising. A public survey was hosted on the Region's website from April 14th to May 14th, receiving over 4,000 responses.

Two virtual town hall meetings were conducted on April 26th and May 3rd, 2022, with forty-nine stakeholders attending between the two sessions. These meetings featured an overview presentation by Regional staff to explain the housing affordability situation in Peel, and a detailed presentation by EY on the possible design of a vacant homes tax. Over fifty questions were addressed during these sessions and follow up emails were sent to stakeholders when additional information was required.

Targeted Engagement: Virtual consultations with representatives from the housing industry were delivered by EY throughout the summer of 2022 to accommodate industry schedules.

Consultation Highlights:

- Over 4000 survey respondents
- 49 attendees from general public and stakeholders in the town halls
- 2 presentations to industry stakeholders by Regional Staff and EY
- 4 polls conducted to gauge public opinion
- Over 50 questions addressed by Regional Staff and EY

Overall, the public consultations indicated relatively high support for a vacant homes tax, with questions related to the details of the audit and enforcement components being addressed through the program design. Survey and townhall participants agreed that Peel is facing housing affordability challenges.

A detailed summary of public consultation findings can be found in Appendix I (page 16-24).

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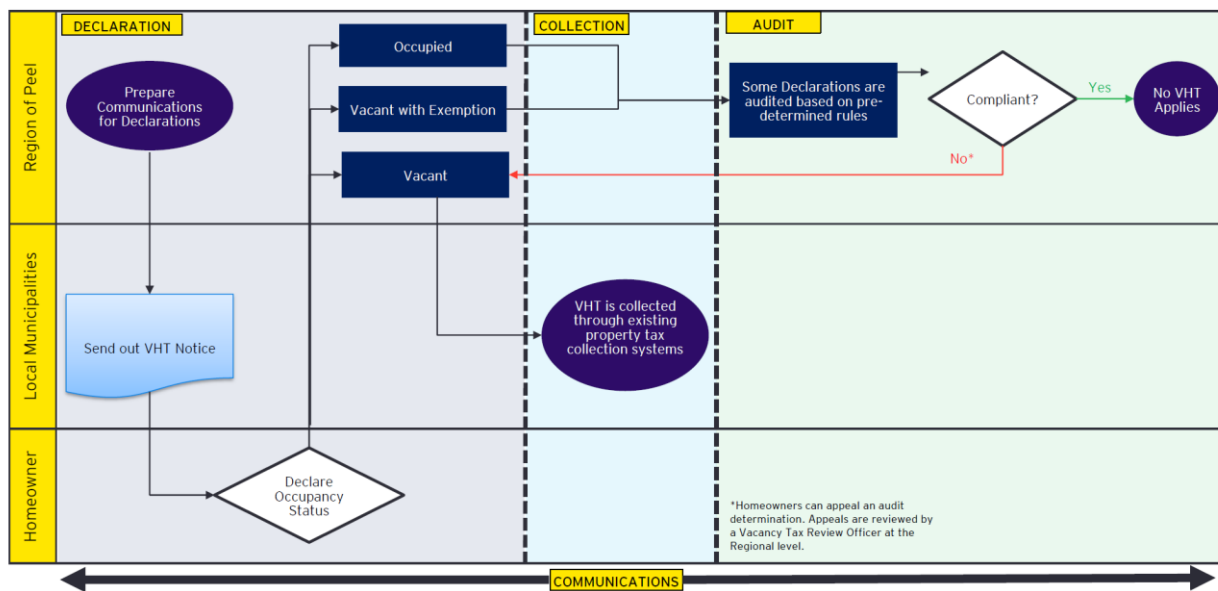
b) VHT Program Design

EY has had multiple engagements with stakeholders and local municipalities. An intermunicipal advisory committee was also established comprising CFOs and Treasurers from the Region and local municipalities to provide strategic directions. Inputs from these engagements are important considerations in developing the proposed Peel VHT Framework. EY has prepared a report attached as Appendix I, which outlines the process of developing a Peel Region VHT framework and their recommended Peel VHT Program Design.

A key feature of the recommended Peel VHT Framework is a hybrid delivery model of a VHT program which assigns the majority of core functions to the Region, whereas local municipalities will share some functions to leverage existing capacities and to promote customer service excellence. The municipalities in Peel have a long history of delivering billing systems in a collaborative fashion. Local municipalities bill and collect property taxes and development charges and remit to Peel Region. Peel Region bills and collects stormwater charges and remits to local municipalities. The VHT program design would leverage these learnings.

The chart below is a snapshot of the recommended process map. It should be noted that Section 338.3 of the Act states that Minister of Finance may make regulations prescribing such matters as the Minister considers necessary or desirable in relation to VHT. Currently no regulation has been introduced yet. Similar to other provincial legislations, such regulation will supersede should there be differences on matters governed by the regulation.

Chart 1 – Peel VHT Key Delivery Model and Process Map



Some key program design features are summarized below. These features are consistent with VHT policies in other municipalities, and learnings from those municipalities can be leveraged in the ultimate approach for Peel Region.

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i) Tax Rate

An initial tax rate of one per cent (1%) of the property's Current Value Assessment has been recommended for Peel. All other Canadian municipalities that have implemented a vacant homes tax set the initial tax rate to one per cent (1%). Implementing the common rate will assist in harmonizing with other jurisdictions, reducing the risk of non-compliance and mitigating negative perception as residents learn about the new tax. For illustrative purposes, the one percent VHT tax rate levied on the residential property (i.e. single/semi-detached, townhouse/rowhouse and condominium) in Peel with an average Current Value Assessment of \$580,000 amounts to \$5,800 in VHT revenue.

ii) Vacancy Definition

Residential properties are considered vacant and subject to the vacant homes tax, where it has been unoccupied for more than 184 days in the reference calendar year. Property status may also be deemed vacant by the Region where owners fail to declare, submit a false declaration, fail to submit evidence, or submit false evidence. The vacancy definition may be further refined at a later time.

iii) Occupancy Declaration

EY recommends a single declaration system at the Region due to the efficiency and consistency that it presents in comparison to creation of declaration systems at each of the local municipalities.

All specified owners of taxable properties with a residential unit will be required to submit an annual declaration of housing status for each property. This declaration approach, commonly known as a universal declaration, holds property owners accountable, and does not impose on residents' privacy. This is consistent with VHT policies in other municipalities.

There are currently no existing systems within the Region or local municipalities that have the capability for owners to submit declarations. Building a single system ensures that the owner experience for all residents will be consistent across the Region. Further, a Regional declaration system may help streamline the audit and compliance process, which is also recommended to be a Regional responsibility.

iv) Exemptions

During the declaration process, the property owner may self-declare whether the property may be exempt from a VHT should any of the following apply:

- Transfer or Sale of property to an arm's length party
- Redevelopment or Major Renovation that causes the property to be vacant, provided a building permit has been issued and permit work is in progress
- Owner in Care where the property was vacant due to property owner residing in a hospital, long term, or supportive care facility
- Occupancy for Full Time Employment where a principal residence was outside of the Region, but the owner occupied the property for least 184 days because they were employed full time in the Region. The nature of the employment must require physical presence in the Region.

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- Court Order - property was unoccupied because the property was under a court order prohibiting occupancy. Note: in cases where occupancy is not permitted due to the owner's neglect, an exemption will not be granted.
- Death of Owner where the property was unoccupied due to the death of the registered owner. This exemption is only available in the year of death and the subsequent year.
- Combination Exemption includes a combination of any of the above exemptions resulting in a total of 184 days or more of vacancy in a reference period.

An exemption relating to residential units designated as heritage properties, that may be uninhabitable for residential purposes, was raised during the January 27, 2022 Regional Council meeting. Currently the above recommended VHT exemptions include heritage exemption as an example within the major renovation exemption; which means if the property is a heritage property, as defined by the Province of Ontario and/or a local municipality, the property will not be subject to the tax if activity related to its conservation, such as redevelopment or renovation, resulted in the property qualifying as being vacant in the reference period. Staff will further review and consult on this issue with local municipal staff to assess the appropriateness and prevalence of possible broader exemption to heritage properties in Peel. Other jurisdictions in Canada, that have either implemented or are intending to implement VHT program, have not considered exemptions relating to uninhabitable heritage properties. This matter will be further considered and discussed in the next step of the VHT implementation process(i.e. VHT by-law development and approval).

v) Tax Collection and Billing

Local municipalities have existing tax systems for property tax collection and have access to property assessment roll data for the purposes of property tax billing. Vacant home taxes should be collected and billed in a similar manner as traditional property taxes.

Local municipalities are currently in various stages of upgrading their tax billing software, but exact timelines are uncertain. The Region has two potential options in preparing for a VHT implementation:

- Request local municipalities to incorporate a VHT specific module in their existing tax systems prior to 2025
- Wait until all three municipalities have implemented their new and upgraded systems to initiate collection of VHT

vi) Audit and Compliance

There are no existing systems or capacity within the Region or local municipalities that can be used for VHT auditing. A single central audit and compliance system and process will need to be developed and may be established at the Regional level to ensure consistency, prevent system redundancy and support overall operating cost recovery.

The audit rates may vary depending on type and volume of declarations and the Region's future capacity to audit. Audits regarding the status of a property may be conducted for the current reference year plus the two most recent previous reference years.

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If selected for audit, the homeowner would be required to provide supporting documentation or evidence to determine the validity of the submitted declaration status. Furthermore, the audit and compliance process may require data-sharing agreements with local municipalities. Audits may result in a change of occupancy status, initiating the application and collection of the VHT and/or additional fees and penalties.

vii) Complaints and Appeals

The proposed VHT program design includes a process for property owners to appeal audit decisions. After a homeowner receives audit determinations, they can initiate an appeal if they disagree with the results. Staff reviews the evidence, requests additional information if needed, and makes a final determination. The appeal determinations are then communicated to the owner and local municipality for collection, as needed.

viii) Penalties

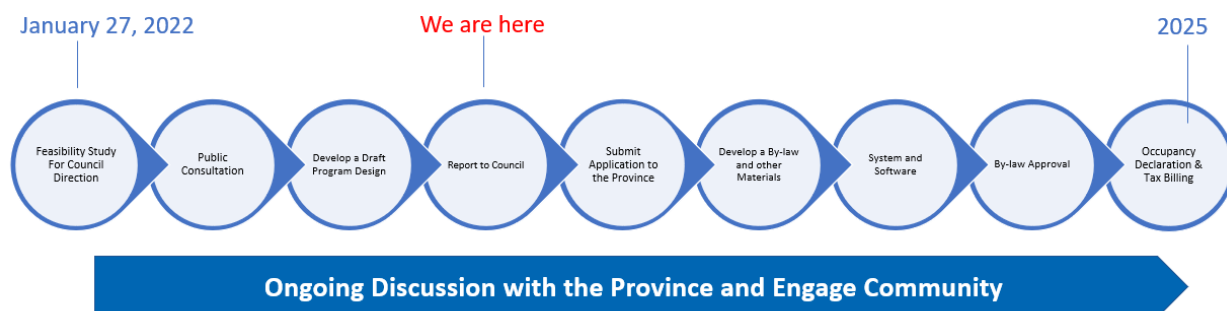
Fines are to be implemented for offences such as late and non-declaration, and false declaration. This is consistent with other municipalities that have implemented a VHT. Similar to traditional property taxes, interest will be charged for late or missed payments.

5. Proposed Direction

a) High-level Roadmap

A high-level roadmap was presented to Council at the January 27, 2022 Regional Council meeting. The chart below illustrates the progress status and a tentative timeline towards a potential VHT implementation.

Chart 2 – VHT Timeline



Assuming the Region's VHT by-law could be in place in 2024, homeowners would then be required to make declarations in early 2025 on their occupancy status for the calendar year 2024, with the VHT billing occurring later in 2025.

A VHT policy is a complex tool to implement, especially in a two-tier municipality. Staff from the Region and local municipalities will need to be nimble in working through preparation, in that some next steps may need to be worked on concurrently when appropriate. The three local municipalities are working on upgrading and/or replacing their property tax billing and collection systems. None of the existing applications has the capability to bill or collect a VHT. Adding a

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VHT module within the existing and/or a future system that integrates with the Region's future declaration system would be required to facilitate the VHT implementation process. System function availability and operational readiness are main drivers of the implementation timing. The timeline may need to be pushed out beyond 2025 should any phase be longer than projected.

b) Submit a VHT Proposal to the Province

The *Municipal Act, 2001* includes Part IX.1 Optional Tax on Vacant Residential Units, which provides that only designated municipality has the authority to impose a VHT tax.

The City of Toronto was provided with this authority in 2017 under the City of Toronto Act, 2006. The City Councils of Hamilton and Ottawa approved directions to request designation from the Province on February 9, 2022, and March 23, 2022, respectively. A regulation provided the designation to both on May 3, 2022. The Province is not bound to specific turnaround times when requests are received. Other municipalities' requests could be processed in conjunction with the Region. Based on the turnaround for the City of Hamilton and City of Ottawa, it is estimated that a submission from Peel could be processed within several months.

If the Region would like to impose a vacant home tax under Part IX.1 of the Act, the Region would first need to submit a request to the Minister of Finance to seek a designation.

Should Council direct staff to move forward with a submission to the Province, the following documents may be included in a submission package:

- A joint letter from the Chair and the Mayor of City of Mississauga, the Mayor of City of Brampton and the Mayor of Town of Caledon, and
- A letter of support from Mayors of each local municipality for the Region's submission to the Province for VHT designated status, and
- The Council resolution, along with the Council report/presentation, and
- Submission proposal which includes the Feasibility Study, the Summary of Public Consultation Report, and the Peel Region VHT Program Design – See Appendix II

Among the steps that are required to seek 'designation' is some indication of support from local municipalities. Upon receipt of documents supporting the VHT program from Mississauga, Brampton and Caledon, Peel staff will draft a joint letter to the Province, to be signed by the Regional Chair and the Mayors, requesting designation from the Province.

c) Continue to work with local municipalities in preparing for a potential VHT implementation

The Cities of Mississauga and Brampton and the Town of Caledon are key partners in this VHT program. If directed by Council to proceed, staff from Peel Region and local municipalities will continue collaborating to work on next phases including key steps such as:

- Draft a VHT by-law that would include more detailed and refined VHT design features
- Establish required systems and process to equip both the Region and the local municipalities with tools to implement VHT, which will include building a Regional declaration and audit/compliance system and process, upgrading local tax systems incorporating VHT requirements while considering VHT implementation timing directed by Council
- Commitment to communicate through appropriate channels to the community to raise awareness and ensure the public is informed of VHT.

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- Continue to work with other municipalities and the provincial working group to identify best practice and build capacity
- Bring back a report to Council for a final by-law approval prior to implementation, after the systems are ready at both the Region and the local municipalities

RISK CONSIDERATIONS

i) Implications of the *Better Municipal Governance Act, 2022*

On December 8, 2022, the *Bill 39, Better Municipal Governance Act, 2022* received Royal Assent. The Province is appointing facilitators to two-tier municipalities, including Peel, to assess the best mix of roles and responsibilities between upper and lower-tier municipalities.

It is unknown at this point what the scope of the review might be, what direction the review might take and what recommendations might be made. Although risks of uncertainty might affect the VHT implementation, VHT is expected to remain as a housing tool that could be used to support housing initiatives in Peel.

ii) Policy Effectiveness

One of the main goals of VHT is to encourage vacant homeowners to return the unit to housing supply to the market. VHT as a housing tool and revenue tool has had good success in Vancouver according to some reports from the City of Vancouver; however, it is uncertain how effective this tool can be in Peel as Peel Region and the City of Vancouver are distinct in many ways.

FINANCIAL IMPLICATIONS

EY has updated financial implication analysis that was mainly modeled based on observations from the Vancouver program with certain adjustments. The table below provides a snapshot to illustrate the level of revenue and costs under the proposed program framework, which is similar to the level of financial implications presented to the January 27, 2022 Council meeting. A detailed scenario analysis can be found in Appendix I.

	Estimated Amount
10 -Year Annual average Revenue, assuming 1% tax rate	\$17 million
One-time Implementation Costs	\$12-14 million
Ongoing Annual Operating Costs	\$4.5 million

Of the \$4.5 million ongoing annual operating costs, \$3.8 million is related to labor costs. EY's cost estimate assumes that the total of 34 FTEs is anticipated after the Region launches the program in future (Region 30 FTEs, Locals 4 FTEs). Actual human capital needs could be different at both the Region and Local level. The Region will need to start incurring some ongoing cost including FTEs before ultimate implementation to facilitate and quarterback project management and implementation preparation. These include one Program Manager, one Product Manager, and one Solution Architect/Developer, to be funded from the new VHT reserve account mentioned in the later section until there is sufficient incoming revenue from the Vacant Home Tax. Additional incremental budget request, if any, will be assessed when staff work through the process and will be brought forward to Council for consideration during future annual budget process.

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Revenues are projected to increase year-over-year due to the growth in housing stock and the rise in assessment values. On the other hand, if the VHT is successful in helping to return more housing units to the market, the VHT revenue could be a declining revenue source as homes become occupied.

It should be noted that any estimate at this point is based on various assumptions. Actual revenues, implementation and ongoing operational costs could differ significantly from the EY estimates. For example, one of the key variables in forecasting VHT revenue is how many of the vacant homes would qualify for a VHT based on Council approved definition and exemption rules. The EY feasibility study utilized water billing data as a starting point for financial modeling to estimate revenues. However, there is no data to predict how many units will actually end up being subject to a VHT in a given year. Additionally, if the VHT is successful in helping to return more housing units to the market, the VHT revenue would likely become a declining revenue source as homes become occupied.

A significant amount of coordinated effort would be required between the Region and local municipalities to prepare, start up, implement, and administer the VHT program on an ongoing basis. With upfront costs in a range of approximately \$12 – 14 million, and the annual operating cost estimated at about \$4.5 million each year, the Region would need to advance investment in this program in the coming years to facilitate the work required for program implementation. Although EY suggests that these costs are anticipated to be recouped from VHT revenues generated in future years, given the uncertainty around the extent of prevalence of vacant homes eligible for VHT in Peel Region there are risks that revenues from VHT could be inadequate to cover the implementation and operating costs of the program.

As noted above, none of the existing local tax systems has the capability to bill or collect a VHT. The costs to implement a VHT module would be required for both the existing and replacement systems should the Region move forward. The Region would also need to develop systems to facilitate some core functions such as declaration, audit and compliance.

Should Council provide a direction to move forward and after the Region receives a VHT designated status from the Province, staff recommend that a new reserve titled “Vacant Home Tax Reserve” be established to track and facilitate financial activities for the VHT program, with an initial transfer from the Tax Stabilization Reserve (TSR) to the Vacant Home Tax Reserve in the amount of \$15 million be approved to advance funding for costs related to initial implementation preparation such as the Region and local municipalities’ system and process development. The initial \$15 million transfer could be treated an internal loan from the TSR to be repaid from future VHT revenues net of VHT costs.

Agreements such as data sharing and fund transfer payment agreements may be required between the Region and the local municipalities. It is recommended that the Chief Financial Officer and Commissioner of Corporate Services, or their delegate, be authorized to negotiate and execute agreements with terms and conditions satisfactory to the Regional Solicitor as appropriate to facilitate the preparation for the VHT program.

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CONCLUSION

Following direction from Council, a VHT public consultation has been completed. Based on the initial feasibility study and the public consultation feedback, EY recommended the Peel VHT program design for Council consideration to move forward with submitting a formal request to the Minister of Finance for a designated authority for VHT in Peel.

APPENDICES

Appendix I – Region of Peel Vacant Home Tax Final Report Prepared by EY

Appendix II – Peel Region Vacant Home Tax Submission Proposal to the Province of Ontario

G. Kent.

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