

## Property Tax Rebates for Vacant Commercial and Industrial Buildings

Starting in 2001, property tax relief for vacant commercial and industrial buildings will be provided to property owners through rebates that are issued by municipalities. This new rebate program is governed by section 442.5 of the *Municipal Act* and Ontario Regulation 325/01.

### Property that is Eligible for a Rebate

#### Buildings that are Entirely Vacant

- A whole **commercial or industrial** building will be eligible if the entire building was unused for at least 90 consecutive days.

#### Buildings that are Partially Vacant

- A suite or unit within a **commercial** building will be eligible for a rebate if, for at least 90 consecutive days, it was:
  - unused; and
  - clearly delineated or physically separated from the used portions of the building; and

- either
  - capable of being leased for immediate occupation, or
  - not capable of being leased for immediate occupation because it was undergoing or in need of repairs or renovations or was unfit for occupation.
- A portion of an **industrial** building will be eligible for a rebate if, for at least 90 consecutive days, it was;
- unused; and
- clearly delineated or physically separated from the used portions of the building.

#### Exclusions

- **Seasonal Property:** Businesses that operate on a seasonal basis are not eligible for a rebate for the seasons they are closed.
- **Leased Property:** Buildings or portions of buildings that are vacant but are leased to a tenant are not eligible for a rebate.
- **Vacant land Sub-Class:** Buildings that are included in a vacant land sub-class (e.g. new buildings that have never

been occupied) are not eligible for a rebate.

- **Deadline for submitting Application** for a tax year is **February 28** of the following year.
- However, if a property owner receives a notice of omitted assessment from the Municipal Property Assessment Corporation after a tax year, the deadline to submit an application for a rebate is 90 days after the date of issuance of the notice of omitted assessment.

**Contents of Application:** At a minimum, rebate applications must contain the following information:

- Name of property owner (and name of owner's representative if the application is made by an authorized agent on behalf of the owner);
- Municipal address of property;
- Roll number of property
- dates of vacancy
- description of vacant portion of property; and
- size of vacant area in square feet.