

Subclass Property Tax Rate Reductions Program

In 2018, the Province of Ontario provided municipalities with a greater range of options to modify or eliminate the Vacant Unit Property Tax Rebate and Commercial/Industrial Vacant/Excess Land Subclass programs. The Region’s vacancy unit rebate program provided a 30% rebate starting in 2018, applicable to both commercial and industrial property classes if vacancies are experienced in that year. The Region’s vacant and excess land discount factor for commercial and industrial properties was 30% in 2018 (which would be applied to properties that are vacant or have excess land). Starting in 2019, the recommended program phase-out schedule would reduce this discount factor, until it reached 0% by 2024. Table 1 summarizes the phase-out schedule (and reductions) by year for both the Vacant Unit Rebate and the Vacant/Excess Land Reduction program:

Table 1 – Commercial/Industrial Vacant/Excess Land Subclass program – phase out schedule

Year	Vacant Unit Rebate %	Vacant/Excess Land Reduction %
2018	30%	30%
2019	20%	30%
2020	10%	30%
2021	0%	22.5%
2022	0%	15%
2023	0%	7.5%
2024 and onwards	0%	0%