MULTI-RESIDENTIAL PROPERTY TAXATION SUB-COMMITTEE
MINUTES
March 10, 2008
9:30 a.m.
Room 207

Present: Chair Councillor R. Powers,
Councillors B. McHattie, B. Bratina
A. Cranbury, T. Cooper, T. Greco, A. Pathak, D. Horwood, L.
Handanovic, D. Grover

Absent with regrets: L. Laviolette, S. Merulla

Also Present: J. Rinaldo, M. Di Santo, M. Gallagher

1. CALL TO ORDER

Chair Powers called the Meeting to order.

2. ADOPTION OF MINUTES

(Bratina/McHattie)
Minutes of the January 31, 2008 be adopted as presented. CARRIED

3. PRESENTATIONS

3.1 (a) Municipality Comparisons and Policies

(b) Provincial Legislation

(c) Taxes per unit/residential units

(d) Use of the Hamilton Future Fund

Joe Rinaldo provided an overview of the following in a power point presentation:

- History of Multi-Residential Tax Ratios
- Multi-Residential tax Ratios – Other Municipalities
- Examples of Multi-Residential Policies in Other Municipalities
- Relationship between Reassessments and Tax Ratios
- Comparison of Average Rates
- Property Taxation of Multi-Residential Properties
- Use of the Hamilton Future Fund
- Provincial Legislation/Rebate/Deferral Programs
3.2 **Breakdown on how taxes are calculated and passed onto tenants through their rent**

David Horwood provided an overview of the presentation materials circulated.

David addressed the following in the presentation:

- Definition of Buildings of 6 units or less and Buildings of 7 units or more.
- Tax Rate with Transit for Residential/Multi-Residential and New Multi-Residential
- Tax Bill Calculation
- Operating Expenses for Multi-Residential Properties (largest is property tax) – In Hamilton the typical building pays 20% of every dollar collected to the City in the form of Property Taxes
- Landlord and Tenant Board – Information on the Automatic Rent Reductions and Tax Decreases
- Sample letters sent to tenants and landlords and sample calculations
- 2.5% or less, not passed onto Renters

For the next meeting March 11, 2008, the following was requested:

- Vacancy Rates across the Province and Hamilton
- Number of apartment units in Hamilton (7 and over)
- Demographics of renters – from census information
- How much would it cost to mail tax notices directly to tenants – total taxes per unit
- Option to move towards fairness – ranges of fairness (3-5 years) – other municipality comparisons
- 2007 CMHC Survey
The meeting adjourned at 11:30 a.m.

Respectfully submitted

Councillor R. Powers
Chair

M. Gallagher, Co-ordinator
Council/Committee of the Whole/Budgets
March 10, 2008