

## Vacancy rebate program

Property owners of vacant commercial and industrial buildings may apply for a property tax rebate under certain specifications set out in Section 364 of The Municipal Act and Ontario Regulation 325/01.

To be eligible for a rebate, the building or section of building must have been vacant and unused for at least 90 days and the following conditions are met:

- The entire commercial or industrial building has been unused for at least 90 days.
- A suite(s) or unit(s) within a commercial building has been vacant for at least 90 consecutive days and is
  - unused; and clearly delineated or physically separated from the used portions of the building; and capable of being leased for immediate occupation, or
  - not capable of being leased for immediate occupancy because it is undergoing or in need of repairs/renovations or is unfit for occupation.
- A portion of an industrial building has been vacant for at least 90 consecutive days and is
  - unused; and clearly delineated or physically separated from the used portions of the building.

## Exclusions from rebates

No rebate applications will be considered for properties:

- where seasonal businesses operate involving closing the building for a portion of the year
- where buildings or portions of buildings are vacant but leased to a tenant
- where land is considered vacant (e.g. new buildings that have never been occupied)

## Application deadlines

Owners of qualifying properties may submit a maximum of two applications per property per year. Specifically, they may submit either:

- one application in respect of all vacancies that occurred on a property during the entire year, due February 28 of the following year, or
- one application in respect of the vacancies that occurred during the first six months of the year, due August 31 of the current year, and a second application for vacancies that occurred during the last six months of the year, due February 28 of the following year.

To apply for a rebate, please complete the Commercial Vacancy Rebate Application and return to the municipality.