

Property Tax SAVINGS

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Vacancy Rebates

Properties that are in the commercial or industrial property tax class and become vacant or unused that portion of the building maybe eligible for a **rebate between 30-35% of the taxes paid in 2015.**

Owners of industrial properties should take particular care in considering this rebate as they may have significant areas which are - dead storage, mothballed or shut down or have production areas that cannot be used.

To determine if you qualify for the rebate please contact me at your convenience but note the **DEADLINE of February 28, 2016.**

Qualifications

1. The property must be vacant for at least 90 days in the preceding year 2015;
2. The property must have been available for rent, and or advertised as being available for rent; and
3. The vacant space must have been separately and physically delineated from the balance of the property that is not vacant.
4. The property is undergoing construction or renovation.

Additional Municipal Tax Rebates

In addition to the vacancy rebate Provincial Municipalities offer tax rebates if the property has changed class for example:

- a) The property changed from industrial or commercial to residential;
 - b) There was a fire and the building was lost;
 - c) The building was demolished for redevelopment; and
 - d) The building was damaged to such an extent that it could no longer be used
- In some instances vacant land may qualify.

Charities

Registered charities/religious institutions may qualify for a property tax rebate of 30% for properties they lease or own that are taxable and not exempt from taxation. Note that the last day for filing an application for a charitable tax rebate is **February 28, 2016.**

If you have any questions please contact me keeping in mind that the last day for making any applications is **February 28, 2016** to the municipality where the property is located.

This newsletter is intended as information only for the clients of Benjamin Blufarb and does not offer legal advice. Should you wish to contest or gain additional information about your property assessment and taxation please do not hesitate to contact the **Law Office of Benjamin Blufarb.**

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