

COMMITTEE OF THE WHOLE - OCTOBER 22, 2001

TAX SALE REGISTRATION

Recommendation

The Director of Finance in consultation with the Property Tax Manager recommends:

That staff be authorized to proceed with the registration of a Tax Arrears Certificate on title for 156 properties.

Purpose

The purpose of this report is to seek Council approval to register Tax Arrears Certificates on properties that have tax arrears in excess of three years.

Background - Analysis and Options

Staff commence the Tax Sale process, under the authority of the Municipal Tax Sales Act, R.S.O. 1990, as amended, for commercial, industrial and residential properties that have tax arrears in excess of three years. This is an ongoing process, commenced in 1994.

Staff have negotiated satisfactory payment plans and received full payment on most property tax accounts with arrears; however, we have identified these properties as being eligible for the registration process. The owners of these properties and all the interested parties (mortgagees) have been notified of the pending registration by registered mail.

The Registration of the Tax Arrears Certificate initiates the actual Tax Sale process prescribed in the legislation. Once a property is registered on title, the owner has twelve (12) months to either pay the tax account in full or enter into an extension agreement with the City, before an actual Tax Sale can take place. Any extension agreements implemented must be satisfactory to the City Treasurer and approved by Council through a by-law.

If payment in full or payment arrangements are not forthcoming during the 12-month period, the City is in a position to proceed with a Tax Sale to recover the outstanding taxes, penalty, interest and costs incurred relating to the Tax Sale process. Council will be informed if any of the listed properties require a property Tax Sale.

Conclusion

Staff are presently proceeding to contact and/or meet with property owners individually to attempt to negotiate acceptable payment arrangements prior to the registration.

Attachments

None. Council will be provided the confidential list of properties, under separate cover.

Report prepared by:

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Respectfully submitted,

Barry E. Jackson, CGA
Director of Finance