

EXTENSION AGREEMENT – TAX SALE PROCESS (WARD 4)

Recommendation

The Director of Financial Services, in consultation with the Manager of Property Tax & Assessment recommends:

- 1) That staff be authorized to enter into an extension agreement, satisfactory to the City Treasurer, with the owners of the property shown on Attachment "A", and
- 2) That the Mayor and Clerk be authorized to sign the extension agreement, and
- 3) That a by-law be passed authorizing the extension agreement.

Contribution to Sustainability

This is not applicable to this report.

Economic Impact

This agreement will provide for the collection of outstanding property taxes.

Communications Plan

A Communications Plan is not applicable.

Purpose

The purpose of this report is to have Council's authorization to enter into an extension agreement with the property owner that will extend the period of time in which the tax arrears may be paid. This property is subject to tax sale as a result of tax arrears in excess of three years.

Background - Analysis and Options

The tax sale process begins on properties that have tax arrears in excess of three years, under Part XI of the *Municipal Act, 2001*, as amended. Following the registration of the Tax Arrears Certificate, the property owner has one (1) year to pay all outstanding amounts or to enter into an agreement to pay the outstanding amount over a longer period of time.

The property indicated was registered for Tax Sale in October 2008 and is a commercial condominium unit. The property can be advertised for public sale unless the cancellation price is paid or an extension agreement is arranged before October 21, 2009 between the municipality and the owner (or spouse, tenant, mortgagee). The owner of the property has confirmed that they would enter into an agreement with the City to pay down their tax arrears. The agreement includes a monthly payment program that will significantly reduce the outstanding balance over an extended period of time.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

There are no Regional implications.

Conclusion

An extension agreement is a legal arrangement that will extend the period of time in which the tax arrears may be paid and, if not adhered to, will allow the City to proceed with the actual sale of the property. Council would be advised accordingly if that becomes necessary.

Attachments

Attachment "A" – Property Information

Report prepared by:

Maureen E. Zabiuk, A.I.M.A., AMTC
Manager, Property Tax & Assessment
ext. 8268

Respectfully submitted,

Barry E. Jackson, CGA
Director of Financial Services

Attachment "A"

Property Information:

1. Roll Number: 1928 000 231 19569 0000
Municipal Address: 101 Freshway Drive, Unit 69
Legal Description: Unit 69 Level 1 York Region Condo Plan 589;
PT LT 4 CON 4, PT 1 65R8258, more fully described
in Schedule 'A' of Declaration LT406785; VAUGHAN