

# Attachment 3 – Summary of Municipal Vacant Home Tax (VHT) By-Laws

By-law element	Sault Ste. Marie	Windsor	Hamilton	Toronto	Ottawa
<b>Enforcement program</b>	Complaint-based	Complaint-based	Mandatory annual declaration	Mandatory annual declaration	Mandatory annual declaration
<b>Tax rate applied to the assessment value of the home</b>	Four percent (4%)	Three percent (3%)	One percent (1%)	Three percent (3%) * Note: Toronto switched from one percent (1%) to three percent (3%) for the 2024 taxation year.	One percent (1%) for the first consecutive year of vacancy, increasing by one percent each additional year. Up to a maximum of five percent (5%).
<b>Fine for submitting false or misleading information</b>	\$500 – \$10,000 for any person who contravenes the VHT By-law or submits false information to avoid the VHT.	\$3,500 for submitting false information.	\$250 for late mandatory declaration fee; \$250 for non-declaration fee; additional fees for submitting false information.	\$250 for late or missed declarations; additional fees for submitting false information.	\$250 for late declarations; up to \$10,000 for false property status declarations or failure to provide information when requested.

<b>By-law element</b>	<b>Sault Ste. Marie</b>	<b>Windsor</b>	<b>Hamilton</b>	<b>Toronto</b>	<b>Ottawa</b>
<b>Eligible properties after exemptions</b>	Information not currently available.	139 units fined after exemptions in 2024.	Implemented in 2025, so far 372 properties declared vacancy, 6,409 were deemed vacant due to no declaration being submitted (before exemptions).	8,700 units after exemptions in 2023.	3,672 units after exemptions in 2023.
<b>Program Costs</b>	Initial staff estimates expected a program cost of \$100,000.	2024 costs not available; initial staff estimates expected between \$100,000 to \$150,000.	Initial staff estimates expect a cost of \$2.6M for the implementation year; \$2.2M/year in administration for following years.	\$5.8M of program budget estimated for 2024 taxation year.	2024 results not currently available; \$2.28M in 2023.
<b>Revenue</b>	Results not currently available.	\$213,717 net of related expenses in 2024.	Results for 2024 not currently available.	Initial estimates expect a \$105M revenue in 2024, net \$99M after costs. *	\$10.3M revenue after expenses in 2023.
<b>Excess Revenue</b>	Revenues are reinvested into community housing initiatives.	Revenues are reinvested into affordable housing initiatives.	Revenues are reinvested into affordable housing initiatives.	Revenues are reinvested into housing initiatives.	Revenues are reinvested into affordable housing initiatives.

\* Note: Revenue for Toronto is significantly high in part because of the increase in tax rate from one percent (1%) to three percent (3%), the high assessment value of properties compared to other municipalities, and the number of properties determined as vacant. Anticipated revenues are expected to decrease for VHT programs as units are actively occupied.