



Vacant Unit Rebates and Vacant/Excess Land Tax Reduction Survey

The City of Stratford currently provides tax relief to property owners in the industrial and commercial property class under the Vacant Unit and Vacant/Excess Land Programs.

Under the Vacant Unit Rebate Program, a property owner may apply to receive 30% (commercial properties) and 35% (industrial properties) of total property taxes back from the municipality. A property owner can apply for a rebate once the property has been vacant for 90 days and collect the rebate as long as it remains vacant. This rebate is paid for as part of the overall tax levy.

Similarly, the City provides a reduction in the tax rate for commercial and industrial properties that are assessed as vacant/excess land. Under the Vacant/Excess Land Tax Reduction Program, the property owner is billed at a tax rate that is 30% less than the full commercial rate and 35% of the full industrial rate.

The City is seeking feedback from local businesses regarding the future of these programs. Please share your thoughts by answering the following questions.

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1. Please choose which most closely resembles your situation:
 - I am a commercial or industrial property owner in Stratford.
 - I own a business in Stratford.
 - I am a Stratford resident.
 - I am not a Stratford resident.

 2. Starting in 2017, the Province has allowed municipal governments the flexibility to revise the **Vacant Unit Rebate Program** to best suit local needs or eliminate the program altogether.

How do you think Stratford should proceed with the rebate program?

 - Keep the program as-is.
 - Eliminate the rebate program immediately.
 - Phase out the program over a number of years.
 - Keep the rebate, but modify the program.

 3. If you believe Stratford should keep the **Vacant Unit Rebate** but modify the program, what changes should be made? (More than one answer is allowed)
 - Limit the scope of the program (e.g. properties are only able to receive the rebate for three consecutive years)
 - Limit the rebate to certain types of properties (e.g. commercial only or industrial only)
 - Establish more stringent eligibility requirements (e.g. properties must be in condition to lease immediately and property owner must show evidence of attempting to rent/lease)
 - Limit the geographic area within which properties are eligible (e.g. only downtown)
 - Other, please specify

4. Starting in 2017, the Province has allowed municipal governments the flexibility to revise the **Vacant/Excess Land Tax Reduction Program** to best suit local needs or eliminate the program altogether.

How do you think Stratford should proceed with the program?

- Keep the program as-is.
- Eliminate the Vacant/Excess Land Tax Reduction program immediately.
- Phase out the program over a number of years.

5. Do you have anything else you would like to add?

Privacy Statement

The personal information requested on this form is collected by The Corporation of the City of Stratford under the authority of the "Municipal Act" and will be used for the purpose of administering the Vacant Unit Rebates and Vacant/Excess Land Tax Reduction Survey. Questions about the collection and use of this information under the "Municipal Freedom of Information and Protection of Privacy Act" may be made to the City Clerk, P.O. Box 818, Stratford, Ontario N5A 6W1 or by telephoning 519-271-0250, ext. 235.