



Changes to the Provincial Land Tax

The 2015 *Ontario Budget* announced Provincial Land Tax (PLT) rate changes for 2015 and 2016. This is an important first step toward creating a fair and modern PLT system that will reduce tax inequities.

What are the 2015 changes for residential PLT?

- For residential taxpayers, the PLT rates would be adjusted by \$10 per \$100,000 of the assessed value of their properties in 2015.

Residential Class	PLT Rates for 2015	
	Schoolboard Areas	Non Schoolboard Areas
Residential/Multi-residential	0.001717	0.000354
Farm/Managed Forest	0.000429	0.000088

- The updated 2015 PLT rates would be reflected in your final 2015 tax bill, which will be mailed in June.
- The government will ensure that property tax relief provisions are in place for low-income seniors and low-income residents with disabilities.

How can I find out more about these PLT changes?

- You can find more information on the Ministry of Finance's web site.
<http://www.fin.gov.on.ca/en/consultations/landtaxreform/>
 - Provincial Land Tax Reform: A First Step toward a Fair and Modern Land Tax System* outlines the changes proposed in the 2015 *Ontario Budget*. It is available on the ministry's web site, along with additional PLT background information.
- If you cannot access the web site, please contact us at the address below to request that information be mailed to you.

What are the 2015 changes for businesses?

- The PLT rate adjustments for business properties would be proportionate to the residential rate changes. For example, the commercial and industrial rates would be adjusted by \$15 per \$100,000 of assessed property value in 2015.

Business Class	PLT Rates for 2015
Commercial	0.000694
Industrial	0.000542

What are the PLT changes for 2016?

- For residential properties, the PLT rates would be adjusted by an additional \$40 per \$100,000 of assessed property value in 2016.
- The PLT rate adjustments for business properties would be proportionate to the residential rate changes. For example, the commercial and industrial rates would be adjusted by an additional \$65 per \$100,000 of assessed property value in 2016.
- The minimum PLT would be set at \$50 annually per property beginning in 2016 to ensure that all unincorporated area property owners make a basic contribution to the cost of important services.
- The 2015 and 2016 changes require the *Building Ontario Up Act* to be passed by the Legislature.

What services does PLT help pay for?

- PLT revenue helps pay for services in unincorporated areas across the North, including policing, land ambulance, public health, and other social services.
- The PLT collected from unincorporated area property owners covers only a portion of the total provincial expenditure on these services.

What did the PLT review involve?

- A review of the PLT was announced in the fall of 2013. PLT rates have not been adjusted to increase revenues since the 1950s.
- The Ministry of Finance held 21 consultation sessions with unincorporated area representatives across northern Ontario and released a paper that summarized what we heard. We requested feedback on the paper and received numerous helpful responses.
- In March 2015, we sent the "Provincial Land Tax Review Update" to keep you informed about the results of the review to date.

Is the PLT review finished?

- These PLT changes would be fully implemented by 2016. However the PLT review will not end with these changes.
- The Province will continue discussions on ways to further address tax inequities in the North and will launch a new series of consultations with northern Ontarians.

How do I contact the Provincial Land Tax Reform Office?

- We continue to welcome input on the PLT review.

Email: pltreformoffice@ontario.ca

Phone: 1-844-637-6465 (toll free)

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