

Motion regarding Property Tax Subclass Analysis

Moved by: Councillor Collier

Seconded by: Councillor Carter

That we recommend to Regional Council:

Whereas the Province of Ontario has given municipalities the option to adopt a new Affordable Rental Housing Subclass, reducing the municipal tax rate by up to 35% for eligible affordable rental housing units;

And Whereas Ontario Regulation 73/25 and 74/25 permit the new Affordable Rental Housing Subclass within the Multi-Residential and New Multi-Residential property classes beginning with the 2026 taxation year;

And Whereas in Durham Region, property tax subclasses are set at the upper tier;

And Whereas the Municipal Property Assessment Corporation (MPAC) will be responsible for classifying eligible properties under this new subclass once adopted;

And Whereas organizations have argued that the resulting savings from the introduction of a new Affordable Rental Housing Subclass could help them to maintain affordable rents and reinvest in their buildings;

Now Therefore Be It Resolved That the Finance Department be directed to review the impacts of the introduction of an Affordable Rental Housing Subclass in Durham Region, including the projected tax increase to the remaining tax base, and report the findings to Council or the appropriate committee in time for consideration for the 2027 taxation year.