

PROPERTY TAX BULLETIN

COMMERCIAL AND INDUSTRIAL PROPERTY
2010 VACANCY APPLICATION REBATES

Current municipal tax legislation in Ontario concerning commercial and industrial property entitles owners of eligible property the recovery of 2009 municipal taxes through prescribed tax rebate programs with respect to specific circumstances concerning:

- Building or unit vacancies in 2009
- Changes in property use in 2009
- Vacant or excess land created in 2009
- Building demolition or damage in 2009
- Building areas subject to repairs or renovations in 2009
- Charity rebates for qualifying tenants

This legislation places the onus on property owners, or their authorized representatives, to make specific applications to local municipalities in order to receive property tax rebates for which they qualify.

The filing deadline for these applications is March 1st, 2010

Cushman & Wakefield Property Tax Services acts as an authorized representative with respect to the above-referenced matters will provide all the compliance filings and administration required to recover the rebates claimed.

If you wish us to act on your behalf or require further information concerning any of these matters, please contact Greg Haddow at 416-359-2624; via fax at 416-359-2377; or via email at greg.haddow@ca.cushwake.com.

Should you wish to retain our services, please be prepared to provide (where appropriate) copies of the following documents in support of the submission of the prescribed rebate applications:

- Final tax bills for 2008 and 2009
- Site drawings and floor plans delineating vacant areas
- Expired and current leases which show dates of vacancy and occupancy of affected areas
- Rent rolls which quantify area and show dates of vacancy and occupancy of affected areas
- Listing for lease which indicate the available area and date of occupancy
- Demolition permits and contracts
- Renovation permits and contracts
- In lieu of the above documentation, signed affidavits may be filed

To ensure that your applications for vacancy rebates are filed in a timely and accurate manner, please provide us with your instructions and required documentation by no later than February 20th, 2010.

Please call us directly if you have any questions about your tax issues.



Cushman & Wakefield Property Tax Services
Paralegal Professional Corporation
33 Yonge St. Suite 1000
Toronto, Ontario M5E1S9
www.cushmanwakefield.com/valuation

Toronto	(416) 359-2378
London	(519) 964-9005
Ottawa	(613) 907-1695
Calgary	(403) 261-1166
Montreal	(514) 841-3949
Vancouver	(604) 630-5192