



MEMORANDUM

To: Regional Chair Emmerson and Members of Regional Council

From: Laura Mirabella, FCPA, FCA
Commissioner of Finance and Regional Treasurer

Date: October 31, 2019

Re: Non-Resident Speculation Tax Collections

The provincial Non-Resident Speculation Tax is a 15 per cent tax levied on certain real estate transactions in the Greater Golden Horseshoe Region under the authority of the Land Transfer Tax Act. The tax is applicable to the purchase of residential property made by individuals who are not citizens or permanent residents of Canada or by foreign corporations. The Province's stated intent of this tax was to help make housing more available and affordable in this area.

The tax has been in place since April 21, 2017. From inception to March 31, 2019, according to the Ministry of Finance, \$394.3 million has been collected by the Province, \$103.7 million (or 26.3%) of which was related to transactions in York Region.

Non-Resident Speculation Tax Collections

Land Registry Offices	NRST Collected (\$ millions)	%
Durham	4.3	1.1
Halton	22.8	5.8
Niagara South & North	8.1	2.1
Peel	29.0	7.4
Toronto	201.0	51.0
Waterloo	11.2	2.8
Wentworth	7.5	1.9
York	103.7	26.3
Other GGH Regions	6.6	1.7
GGH Total	394.3	

Numbers may not add due to rounding
Source: Ministry of Finance Website

The provincial Non-Resident Speculation Tax revenues accrue to the Province's general revenues. However, other provinces treat these kinds of revenues differently. For example, in the Province of British Columbia, the Foreign Buyers Tax is reinvested into affordable housing projects.

At its meeting on [June 28, 2018](#), Council directed that a request be made to the Province to provide a share of the Non-Resident Speculation Tax to support the implementation of rental housing initiatives in York Region. A letter to the Minister of Finance and the Minister of Municipal Affairs and Housing was sent in September of 2018. To date neither Minister has responded. Staff is currently in the process of following up.

Laura Mirabella, FCPA, FCA
Commissioner of Finance and Regional Treasurer

Bruce Macgregor
Chief Administrative Officer

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