

Corporation of the Township of Black River-Matheson

Application for Rebate of Property Taxes

For Vacancies in Commercial and Industrial Properties

1. a) What is the reason for the vacancy? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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1. a) Is the vacant space an entire building or structure? \_\_\_ Yes \_\_\_ No

b) or part of a building or structure? \_\_\_ Yes \_\_\_ No

3. Is the vacant space located on property which is classified as commercial or industrial for taxation purposes? \_\_\_ Yes \_\_\_ No

4. If the vacant space did not include an entire building, how was/is the vacant space delineated or separated by physical barriers from the occupied portion of the building or structure?

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

5. Was the vacant space or any portion thereof used for any purpose, with or without charge, during the vacancy period? \_\_\_ Yes \_\_\_ No

 If so, for what purpose was it used?

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

6. If the property is classified as commercial or industrial, did the use described in #4 above affect the availability of the vacant space for rent or lease? \_\_\_ Yes \_\_\_ No

7. Is the vacant space used for commercial or industrial activities, purposes or storage on a seasonal or occasional basis? \_\_\_ Yes \_\_\_ No

8. Was the vacancy created by the intentional cessation of business activity for a portion of the year? \_\_\_ Yes \_\_\_ No

9. Did the term of a lease fall within the period of vacancy where the tenant did not have or take (or refused to have or take) possession of the premises? \_\_\_ Yes \_\_\_ No

10. Was the vacant space undergoing construction, repairs or renovations during the period of vacancy? \_\_\_ Yes \_\_\_ No

 If so, please specify the commencement and completion dates of such activities.

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11. If the property is designated as commercial/industrial:

1. Was the vacant space unfit for occupation or use during the period of vacancy?

 \_\_\_ Yes \_\_\_ No

If yes, how was it unfit for occupation or use?

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1. Was the space available to the general public for lease or rent by any interested party during the entire course of the period of vacancy? \_\_\_ Yes \_\_\_ No
2. Was the availability of the space for lease or rent advertised publicly? \_\_\_ Yes \_\_\_ No
3. By what means was the availability advertised? (Please attach evidence of same)

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1. What was the monthly or annual rent requested for the space?

$\_\_\_\_\_\_\_\_\_\_\_\_\_\_per\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Was the subject space available for immediate occupation throughout the period of vacancy?

\_\_\_ Yes \_\_\_ No

1. If the subject space in need of repairs or renovations or under construction to permit it to be leased/rented, what type of repairs were required and completed?

For what use was the space being renovated?

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Please provide the name and contact information of tenants who rented the space immediately before and after the vacancy?

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Was a sub-lease of the vacant space pending during the period of vacancy? \_\_\_ Yes \_\_\_ No

If so, please provide the name and contact information for the tenant named in the sub-lease.

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If the period of vacancy has ended prior to the inspection of the premises by the municipality, satisfactory evidence of the vacancy must be provided by the applicant. Such evidence may consist of, but is not limited to, photographs and receipts for advertisements. All evidence provided is subject to verification by the municipality.

NOTES:

Separate applications must be filed for mixed use properties (i.e. properties where a portion is classified as industrial and a portion is classified as commercial) if rebates are being sought for both classes.

Applications for vacancies for 20\_\_\_ tax cycle must be received by the municipality on or before February 28, 20\_\_\_.

Incomplete applications will be returned to the applicant. Applications which do not contain all required information, or which are not fully completed and returned to the municipality on or before February 28th will not be accepted regardless of when the application was originally submitted.

Once the information contained in an application is verified and the application receives preliminary approval from the municipality, it is forwarded to the Municipal Property Assessment Corporation for determination of the assessed value of the vacant space for purposes of calculation of the applicable rebate/reduction, which process is expected to take a minimum of 60 days.

Unless otherwise required, all rebates/reductions will be provided to property owners by way of a credit towards property taxes of the subject property.

All applications are subject to verification by way of inspection/audit.

The information on this form is collected under the authority of Section 364.5 and Ontario Regulation 325/01 and will be used only for the purposes of determining eligibility for a property tax rebate or reduction in respect of vacant commercial and industrial buildings.

**I certify that all information provided in this application is true and correct. If any false information is provide to the municipality, this application will be considered** **null and void. I understand that the municipality has the right to attend upon the property for the purposes of verification of the information contained in this application and/or audit, and I hereby consent to same.**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Name of Applicant (print) Signature of Applicant or Authorized

 Officer of Applicant

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date

MUNICIPAL USE ONLY:

PROPERTY CLASSIFICATION:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ EVALUATION BY:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

APPROVED: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ DATE: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

IF DENIED, ATTACH REASONS

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