

## Tammy Godden

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**From:** Info  
**Sent:** March 7, 2025 1:12 PM  
**To:** Tammy Godden  
**Subject:** FW: City of Richmond Hill Resolution - Councillor Cilevitz - Motion to Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding  
**Attachments:** 2025-02-26 Council Meeting - Extract - Item 16.1 - Redistribution of Land Transfer Tax and GST.pdf

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**From:** Stephanie Dumont <stephanie.dumont@richmondhill.ca> **On Behalf Of** Clerks Richmondhill  
**Sent:** March 7, 2025 11:03 AM  
**To:** Clerks Richmondhill <clerks@richmondhill.ca>  
**Subject:** City of Richmond Hill Resolution - Councillor Cilevitz - Motion to Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding

Good morning,

Richmond Hill City Council, at its meeting held on February 26, 2025, adopted the following resolution:

Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents; and

Now Therefore Be It Resolved:

- a) That Richmond Hill Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities;
- b) That Richmond Hill Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities;
- c) That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure and program delivery needs;
- d) That this initiative be in addition to the efforts made by OBCM and AMO in addressing the funding shortfall of municipalities in a targeted and individualized manner to ensure funding sources are sustainable for all services provided by municipalities including mental health and homelessness.
- e) That copies of this resolution be forwarded to Prime Minister of Canada and local Members of Parliament (MPs), and to the Premier of Ontario, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing and Members of Provincial Parliament (MPPs) following the Provincial Election on February 27, 2025
- f) That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

Please find a copy of the Council endorsed resolution for your records.

If you have any questions, please feel free to contact me at (905) 771-9996, ext. 2529.

Yours sincerely,



Stephen M.A. Huycke  
Director of Legislative Services/City Clerk

Attachment

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**16. Other Business**

**16.1 Member Motion - Councillor Cilevitz - Motion to Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding**

Moved by: Councillor Cilevitz  
Seconded by: Councillor DiPaola

Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents; and

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a) That Richmond Hill Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities;

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For Your Information and Any Action Deemed Necessary



- b) That Richmond Hill Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities;
- c) That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure and program delivery needs;
- d) That this initiative be in addition to the efforts made by OBCM and AMO in addressing the funding shortfall of municipalities in a targeted and individualized manner to ensure funding sources are sustainable for all services provided by municipalities including mental health and homelessness.
- e) That copies of this resolution be forwarded to Prime Minister of Canada and local Members of Parliament (MPs), and to the Premier of Ontario, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing and Members of Provincial Parliament (MPPs) following the Provincial Election on February 27, 2025
- f) That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

Carried Unanimously