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To: ["Direct to Mayor and Council - DL"](#)
Date: 11/30/2021 10:55:04 AM
Subject: [Upcoming IB: Empty Homes Tax Annual Report \(December 1, 2021\)](#)

Dear Mayor and Council,

I am writing to inform you that the City will be issuing an information bulletin on Wednesday to announce the release of the Empty Homes Tax Annual Report (2020 reference year). Please keep this information bulletin embargoed until it goes live from the City media email account at approximately 11 am on Wednesday, December 1.

Best,
Paul

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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x^wməθk^wəyəm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

City of Vancouver
Information bulletin
December 1, 2021
Links to be added when live

Number of vacant homes continues to decrease under Empty Homes Tax *\$86.6M allocated to support affordable housing initiatives since inception*

The Empty Homes Tax (EHT), introduced in 2017 to help return vacant and under-used homes to the rental market for those who live and work in Vancouver, continues to fulfil its purpose, according to data released today in the City's [2020 Empty Homes Tax Annual Report](#).

Of the 1,769 residential properties that were deemed, determined or declared vacant under the EHT program in 2019, 36 per cent were converted to occupied status in 2020.

As the fourth year of the EHT drew to a close, the total number of vacant properties stood at 1,627, which is 26 per cent fewer properties than when the program launched in 2017.

Similar to the data for the previous year, the majority of exempt and vacant properties are condominiums, which account for 58 per cent of combined exempt and vacant properties.

Late declaration extension for 2017, 2018

In May 2020, City Council approved a [one-time declaration extension](#), which allowed property owners to submit late declarations for the 2017 and 2018 reference years up to December 31, 2020.

A total of 467 late declarations for 2017 and 2018 were received under the extension and 91 per cent of completed late declarations were determined to be exempt or occupied based on evidence provided, resulting in the tax being rescinded. As a result, some of the data in this annual report has been restated.

Housing initiatives supported by the tax

The EHT works by imposing a tax levy on properties that are declared or deemed vacant, as per the [Vacancy Tax By-law](#). Since the program was launched, a total of \$86.6 million in revenues has been allocated to support a variety of affordable housing initiatives to increase the supply and affordability of social housing.

One initiative that EHT revenues continue to support is the City's Community Housing Incentive Program (CHIP), which provides non-profit housing providers with grants to make social and co-op housing projects more affordable. July 2021 saw Council approve a [CHIP capital grant totalling \\$5.4 million](#), which will support the construction of 81 new affordable homes proposed by Vancouver Native Housing Society. Located in the Grandview-Woodland neighbourhood, this proposal would create much-needed homes at affordable rents for dozens of Indigenous individuals and families.

In 2020, properties deemed, determined or declared vacant were levied the EHT at a rate of 1.25 per cent. To strengthen compliance with the by-law, Council directed staff to increase this rate to three per cent for the 2021 tax reference year. [Declarations for 2021 are now open](#), and due by February 2, 2022.

Take an in-depth look at the statistics behind the tax, and learn more about the affordable housing initiatives it supports, in the [annual report](#). For [more information about the program](#), visit our website.

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