

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
To: "Direct to Mayor and Council - DL"
Date: 1/18/2023 4:51:48 PM
Subject: Upcoming information bulletin: Window closing on Empty Homes Tax declaration period (January 19, 2023)

Dear Mayor and Council,

I am writing to inform you that the City will be issuing the below information bulletin on January 19 reminding residential property owners that there are two weeks left to submit their Empty Homes Tax (EHT) declaration. Please keep **this information bulletin** embargoed until it goes live from the City media email account.

The missing highlighted numbers will be added to the information bulletin prior to issuing on the 19 to ensure accuracy.

Residential property owners are required to make a property status declaration each year, to determine whether their property will be subject to the Empty Homes Tax. Even if they live in the home, property owners must make a declaration every year. If a property is declared vacant, or deemed or determined vacant under the EHT program, it will be subject to the tax at a rate of three per cent (3%) of its 2022 assessed taxable value.

Declarations can be made online and instructions are available in **Traditional Chinese, Simplified Chinese, Punjabi, Tagalog, and Vietnamese**. A robust social media campaign, written reminders and updated website information have all been part of the effort to achieve the highest possible declaration rate.

Best,
Paul

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City of Vancouver
Information bulletin
January 19, 2023

Window closing on Vancouver's Empty Homes Tax declaration period *Residential property owners required to declare by February 2*

The City is reminding residential property owners that there are two weeks left to submit their annual [Empty Homes Tax \(EHT\) declaration](#). Declarations, which relate to the property's status in the 2022 tax year, are due by February 2, 2023. A \$250 by-law fine will apply to declarations received after this due date.

As of January 19, **xx** per cent of residential property owners in Vancouver have completed their property status declaration, and **x,xxx** still need to declare. Reminder notices have been sent to those who have not yet declared. All property status declarations are potentially subject to an [audit process](#) to determine their validity and encourage compliance.

If a property is declared vacant, or deemed or determined vacant under the EHT program, it will be subject to the tax at a rate of three per cent (3%) of its 2022 assessed property value.

Most home owners will not be assessed the tax, as it does not apply to principal residences, properties that are rented out for at least six months of the year, or properties that are [eligible for an exemption](#). Even if a property meets these criteria, an annual declaration is still required. If a property is co-owned, only one owner is required to declare.

An overall review of the EHT is currently underway and will be coming forward to Council in the spring for consideration.

Declare online today

Declarations can be made online quickly and easily at vancouver.ca/eh-declare.

For help, chat live with an advisor at vancouver.ca, or call 3-1-1 (outside Vancouver: 604-873-7000).

[Declaration instructions](#) are available in [Traditional Chinese](#), [Simplified Chinese](#), [Punjabi](#), [Tagalog](#), and [Vietnamese](#) on the City's website.

Purpose of the Empty Homes Tax

The City introduced the Empty Homes Tax in 2017 with the goal of returning empty or under-utilized properties to the rental market as long-term rental homes for people who live and work in Vancouver. Statistics released in the latest [Empty Homes Tax Annual Report](#) show that this goal is being realized, with the number of vacant homes continuing to decrease year over year. In addition, \$115.3 million in revenue from the tax has been allocated to support affordable housing initiatives.

The City of Vancouver's Empty Homes Tax is different than the provincial government's Speculation and Vacancy Tax and requires separate declaration. For more information about the province's tax, visit gov.bc.ca/spectax.

Find out more, or make a declaration, at vancouver.ca/eh-declare.

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