Presented To:	City Council
Presented:	Wednesday, Sep 23, 2009
Report Date	Monday, Aug 31, 2009
Type:	By-Laws
By-Law:	2009-232F

Request for Decision

Tax Extension Agreement for Roll #160.015.00915.0000

Recommendation

That the appropriate by-law be enacted.

Signed By

Report Prepared By
Tony Derro
Manager of Taxation
Digitally Signed Sep 1, 09

Recommended by the Department
Lorella Hayes
Chief Financial Officer/City Treasurer
Digitally Signed Sep 2, 09

Recommended by the C.A.O.
Doug Nadorozny
Chief Administrative Officer
Digitally Signed Sep 17, 09

Background

Denis Marcel Topolinski has requested a tax extension agreement with respect to the property located in Snider Township, City of Greater Sudbury. A tax extension agreement is a standard agreement. This agreement provides that if the owner fails to honor the provisions of the agreement, the agreement shall become null and void and the owner shall be placed in the position that he/she was in prior to entering into of the agreement, which may include the sale of the property by public tender.

A tax arrears certificate was registered against these lands on July 2nd, 2009 and the owner has one year from that date to redeem the property by paying all outstanding taxes, penalty, interest charges and costs in full in one lump sum.

However, Section 378(1) of the Municipal Act, allows a municipality to enter into a tax extension agreement with the owner of the property providing an extension of time for payment of the arrears by the way of a down payment and monthly payments.

The owner is agreeable to making payment of the arrears on the following schedule. It is recommended that a standard form tax extension agreement be authorized.

TS FILE NO. 09-44	**AMOUNT**
(1) Outstanding taxes, penalty and interest charges on Tax Arrears Certificate	$1,624.59
(2) Additional taxes levied subsequent to tax sale proceedings 2011	$420.00
2010	$548.00
2009	$521.51
(3) Estimated additional penalty and interest charges subsequent to tax sale proceedings	$500.61
(4) Administration Charges-Estimated	$1,940.00
TOTAL AMOUNT TO BE PAID UNDER EXTENSION AGREEMENT	$5,554.71
TO BE PAID AS FOLLOWS:	
(1) Down payment on signing	$2,000.00
(2) **21** payments of **$160** per month commencing from September 1, 2009 to May 1, 2011	$3,360.00
(3) **1** Final Payment of **$194.71** on June 1, 2011	$194.71
TOTAL PAYMENTS	$5,554.71