

Request for Decision

**Tax Extension Agreement for Roll
#090.007.04400.0000**

Presented To: City Council

Presented: Wednesday, Sep 23,
2009

Report Date Tuesday, Aug 25, 2009

Type: By-Laws

By-Law: 2009-243F

Recommendation

That the appropriate by-law be enacted.

Background

Yvonne Luoma & Eric Luoma have requested a tax extension agreement with respect to the property located at 3876 Long Lake Road, Sudbury, ON. 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 the 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 29, 2008 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 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.

Signed By

Report Prepared By

Tony Derro
Manager of Taxation
Digitally Signed Aug 26, 09

Recommended by the Department

Lorella Hayes
Chief Financial Officer/City Treasurer
Digitally Signed Sep 17, 09

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Sep 17, 09

TS FILE NO. 08-21	AMOUNT
(1) Outstanding taxes, penalty and interest charges on Tax Arrears Certificate	\$4,856.28
(2) Additional taxes levied subsequent to tax sale proceedings. 2011	\$760.00
2010	\$1,520.00
2009	\$1,514.52
2008	\$1,351.04
(3) Estimated additional penalty and interest charges subsequent to tax sale proceedings.	\$2,095.95
(4) Administration Charges-Estimated	<u>\$1,880.00</u>
TOTAL AMOUNT TO BE PAID UNDER EXTENSION AGREEMENT	\$13,977.79
TO BE PAID A FOLLOWS:	
(1) Down payment on signing	\$4,500.00
(2) 20 payments of \$450 per month commencing Aug. 1, 2009 to March 1, 2011	\$9,000.00
(3) 1 Final Payment of \$477.79 on April 1, 2011	<u>\$477.79</u>
Total Payments	\$13,977.79