

# Promoting Housing Affordability Through Tax-Incentives

---

**SYNERGISTIC POLICIES FOR THOSE WHO NEED THEM -  
WITH PROVEN METHODS FOR THE EXISTING HOUSING STOCK**

Nereida Lopez Larios, Lara Zlateva, Jessica Winton, Tamara Munoz Macias

# Background

Housing as we know, is an essential need for all people, and yet it suffers the most from being a financial asset and commodification. We don't treat water this way, why should we with housing? Everyone needs a place to live.

Housing all over Canada has become increasingly expensive with prices for tenants and prospective owners alike skyrocketing within the past several years with **an average of a 24% for new tenants last year.**

The “*Housing Crisis*” as it is often called is only a housing crisis because of who it currently affects. Middle income people are feeling the burden of inflated housing cost and those with lower income are facing higher rates of housing insecurity or **outright homelessness.**

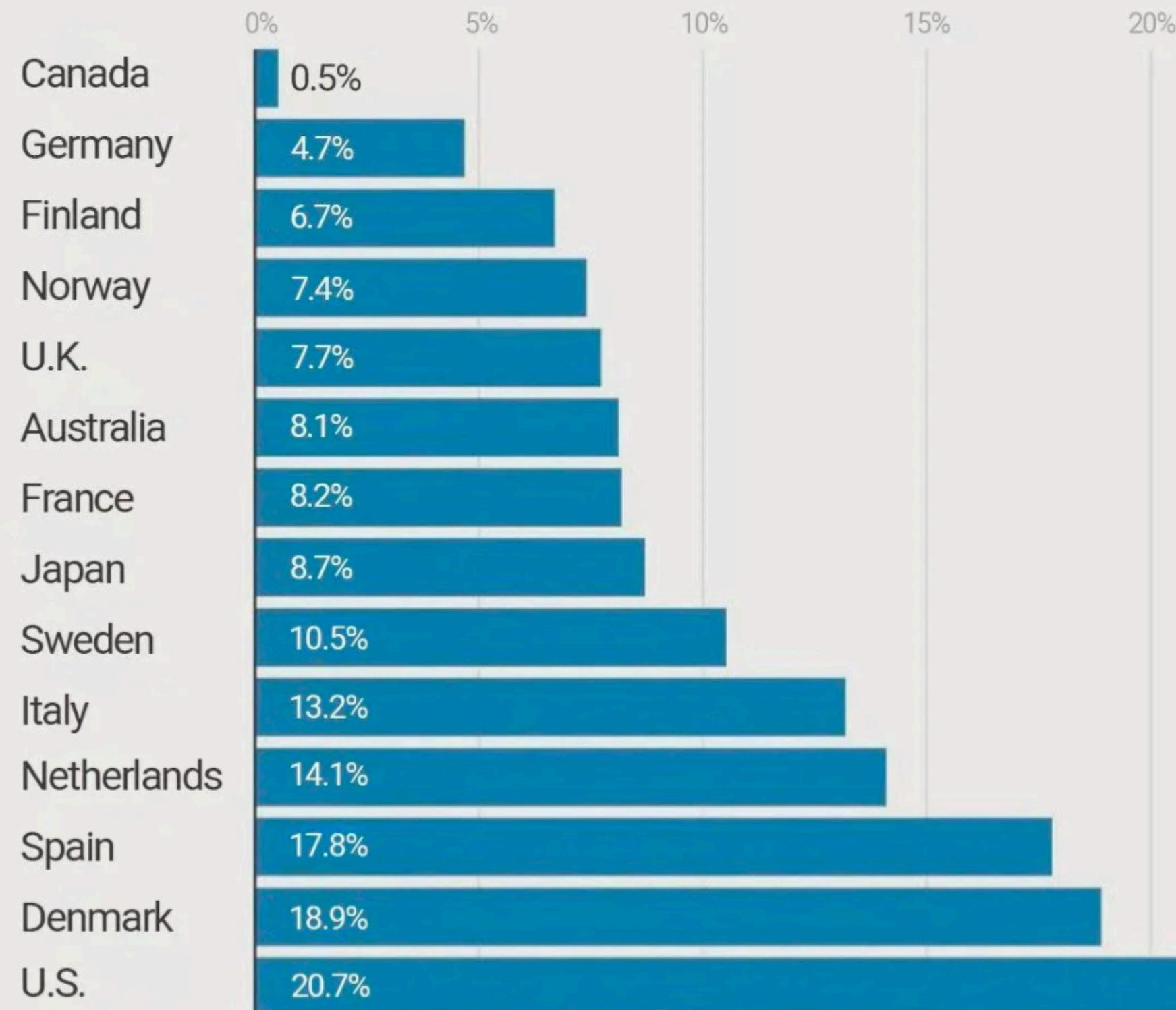
- **Nearly 1 in 5 Households cannot afford their housing**
- **This number is expected to increase 20% within the next few years**

# Economic Impact

- Much of Canada's economy is propped up by real estate and our real GDP growth over the last decade has stagnated at 0.5%
- Real estate being a commodity has exacerbated this issue as there is no real value being produced from making the raw numbers go up.
- **There needs to be a healthy mix between owner-occupiers and the market for renters.**
- As of now, there is a political imbalance where people who own and occupy their property are the majority and hold the bulk of political influence.

While owning a home sounds like an amazing goal everyone needs to strive towards, it can cause the financialization problem, where once you own your home, you want to see its value increase.

Canada, per capita economic growth laggard for 10 years



Growth in gross domestic product (GDP) per capita, in real terms (after inflation) at purchasing power parity, between 2014 and 2024

Source: IMF, World Economic Outlook, October 2024

# List of Recommended Policies

- Mandatory Rental Registry
- Personal Income Tax for Landlords Providing Affordable Units (capped)
- Vacancy Tax
- Land Value Tax
- Tax on Ownership of Multiple Properties

**These Policies are holistic, and not designed to work without each other as they reinforce the strength of the same system**

# Mandatory Rental Registry

**A Rental Registry is an online database aimed at increasing transparency for tenants in regards to landlords and properties. It provides information such as the rental price history, unit condition, and profile of the owner.**

- Equals the playing field for tenants and landlords
- Reduces the burden on the TAL and allows for proactive inspections
- Can go beyond simple rental price history
- Makes searching for a home much easier through a centralized system

Recommended rent hikes for 2025 are at 6% however new renters in 2024 experienced an average of an unsustainable **24% rent increase** compared to the previous year.

# Vivre En Ville Rental Registry

Rental  
registry

Fr | Qc

Register my rent



## RENT(S) NEAR YOU

1-4435 Rue  
Sherbrooke Ouest,  
Westmount

2 bedrooms

2023

1410.00 \$ / Month

[Details](#)

14-4435 Rue  
Sherbrooke Ouest,  
Westmount

2 bedrooms

2020

1000.00 \$ / Month

[Details](#)

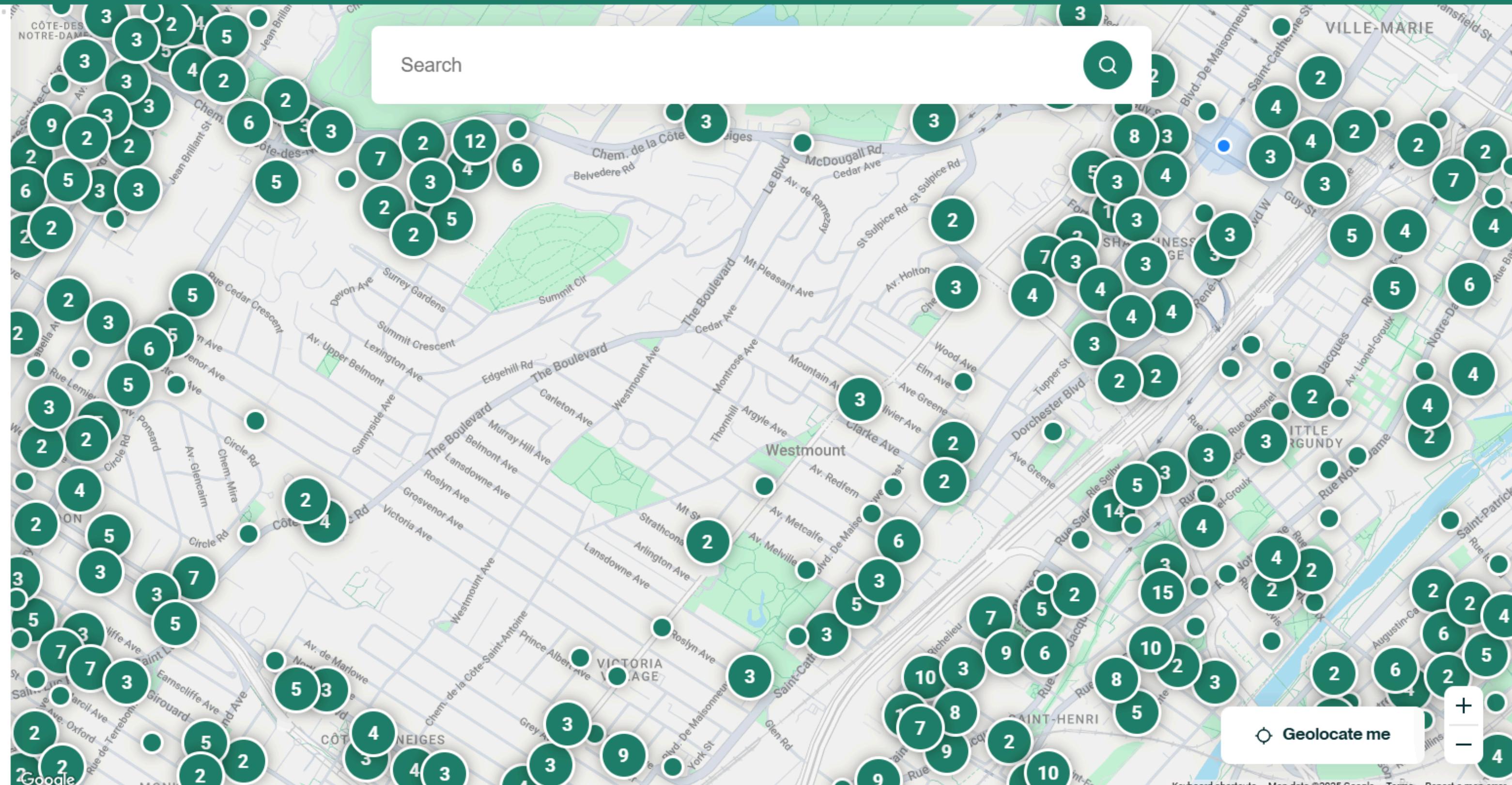
4278 Rue Sherbrooke  
Ouest, Westmount

3 bedrooms

2023

2196.00 \$ / Month

[Details](#)



# Income Tax Rebate for Landlords

## Providing Affordable Rent

A Tax rebate for Landlords would better utilize the existing housing stock in an affordability scheme.

- A mandatory rental registry would ease the administrative burden and allow for fact checking
  - After all, if the landlords retains the same amount of profit while easing the burden on the tenant, wouldn't anyone nice be in favor of this policy?
- Could provide a deflating effect on the rental market
  - Can work within the existing structure of Revenu Quebec as it already tracks rental income
- Works with the **EXISTING rental stock** while we continue to develop further

# Foundational Systems In Place



## Navigation pointers

### Notice

TP-128-V (2024-10)

1 of 2

E

## Income and Expenses Respecting the Rental of Immovable Property

**Erase**

You must file this form if you earn rental income from immovable property you own or co-own. You must complete a **separate form for each immovable, but Part 3, which covers all of your immovables, should be completed only once**. If work was carried out on an immovable, complete form TP-1086.R.23.12-V, *Costs Incurred for Work on an Immovable*. You must keep the invoices or other original documents attesting to the expenditures made to earn rental income. This requirement applies to both current expenditures (maintenance costs, for example) and capital expenditures (the acquisition or improvement of a property, for example). We reserve the right to examine any such documents to validate a deduction claimed. If you fail to provide us with such documents upon request, we may disallow the deduction.

For more information, see IN-100-V, *Individuals and Rental Income*.

Last name and first name of the owner or co-owner

Social insurance number

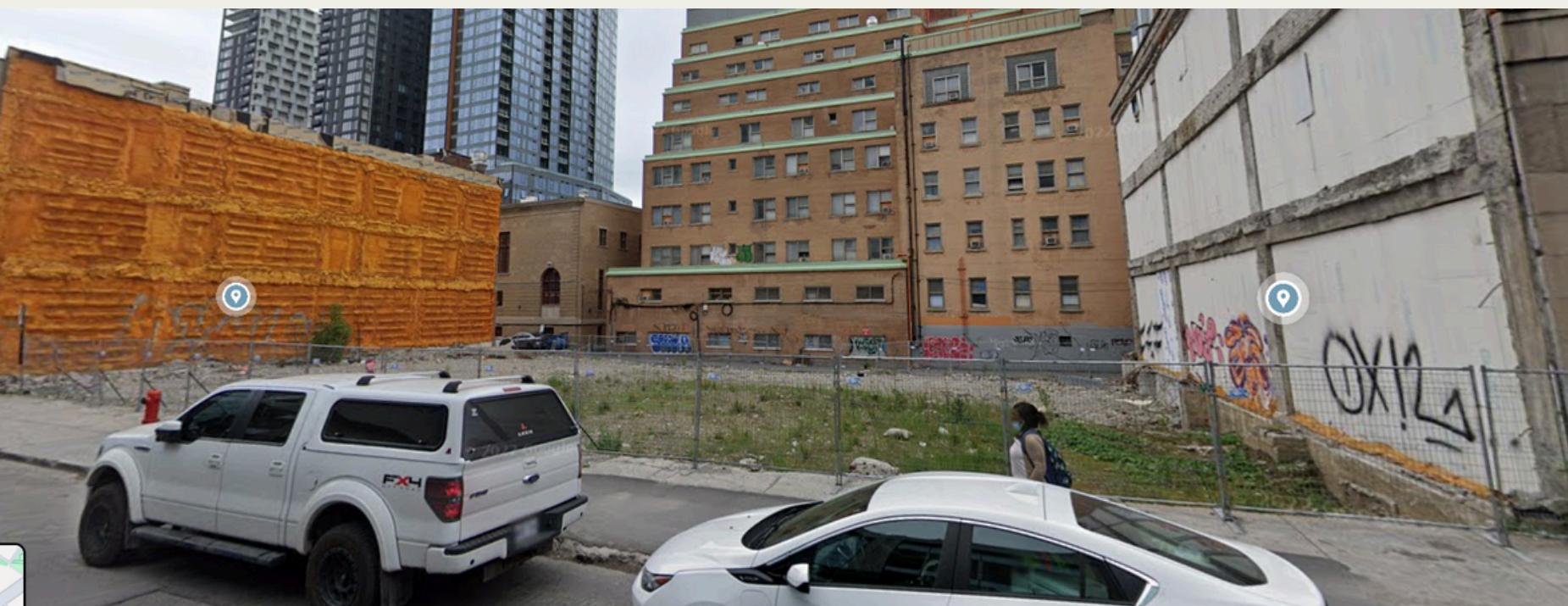
Year

11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	8
----	---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	---

# Vacancy Tax

A vacancy tax would be an imposed tax after 12 months of vacancy. Would increase overtime the longer the vacancy remains. Could sit at an extra 2% as it is in BC.

- Overall Vacancy rate in 2023 was 1.5%
- The vacancy rate was less than 1% for units under \$1,150 (CMHC Rental Market Report)
- Low vacancy rates mean people are forced into predatory leases with no alternatives
- A vacancy tax encourages landlords to develop land or lower rents should they be too high
- Would be much easier to track administratively with a mandatory rental registry.



# Land Value Tax

**A Land Value Tax would be a tax imposed on all properties based on the potential value of the land.**

- Land values are not equal everywhere otherwise farmland in rural Quebec would be equal to downtown Montreal.
- **A Land value tax is the fundamental idea that most economic value for land is derived from what activities take place around it and what it can be used for.**
- A land value tax reduces speculation and general piggybacking off of other people's hard work and dedication to make their neighbourhood better



**The tax rate for land that have large buildings is the same as the homes up in the hill with the same amount of land.**

# Tax on Ownership of Multiple Properties

This would be a progressive tax on ownership of multiple properties. For example an additional 1% property tax on any additional property owned and not occupied by the owner. Works in tandem with rental registry.

- Dis-incentivizes speculation by removing the financial incentives to financialize housing
- Reserves housing for those who intend to live in it, rather than a commodity
- Progressive tax, heavily punishing corporate landlords from taking over entire neighbourhoods

A landlord that is not within the top 600 landlords in Montreal owns, on average, 3 units.

However a “*small time landlord*” is classified as anyone with less than 40 units.

0.45% of landlords own 31% of units in Montreal. (St-Hilaire, C. et Al. , 2023).

# Advocate!