

Rebuilding Ontario: A framework for Recovery



White Paper Key Messages

Housing is an important pillar of Ontario's economy:

- Housing sector makes up 15% of Ontario's GDP
- More than \$100B in economic activity generated by housing
- Taxes and Development Charges = \$8.4B to governments
- More than 600,000 Ontario jobs dependent on housing

Housing has played a vital role in helping our economy many times in the past and it can play an important role in the framework for recovery today.

OREA has three recommendations to stimulate the economy.

Recommendation 1: Land Transfer Tax Holiday

We are asking that the government remove the Land Transfer Tax on the sale of homes under \$600,000 for a period of six months.

Additional points:

- This would boost Consumer Confidence and encourage new listings.
- Projections show that this could lead to an additional 3,200 home sales in six months in Toronto alone.

Recommendation 2: Home Renovation Tax Credit

We are asking that the government implement a time-limited tax credit to give homeowners back 15% of what they spend on home improvements.

Additional Points:

- This would spur home sales and pull underground renovation work into the tax-collecting economy.
- It would help seniors age in place, by giving them a means to renovate their homes for more accessibility.

Recommendation 3: Create Community Opportunity Zones

We are asking the government to introduce tax incentives to stimulate development in communities that need it.

Additional Points:

- This could direct investment into rural and northern Ontario and encourage growth in non-traditional municipalities.
- This could also rejuvenate brownfield and vacant properties.
- Incentives can rejuvenate old industrial areas, spur residential development or encourage office re-location to non-traditional areas.