



Altus Group's Realty Tax practice is recognized as the unquestioned industry leader. With the largest, most experienced and expert technical practitioners anywhere, our team can meet your full suite of needs and maximize your position.



# FOCUS ON

## Realty Tax Consulting

### Assessment Audit

Altus offers a comprehensive review and analysis of annual assessment notices. Our team will provide you tax analysis with insight into the implications of assessment increases. We will review and analyze detailed departmental revenue and expense statements, offer site inspections, analyze Amended Assessment Notices and Supplementary Assessment Notices, file applications and annual protective appeals where necessary.

### Due Diligence

Altus is committed to the most penetrating and reliable due diligence offered by any group of professionals anywhere. We will review current-year realty tax obligations, financial records, including but not limited to: rent rolls, tenant inducements, actual leases, and income and expense statements will be analyzed, if available. Our team is rigorous, cataloguing all outstanding appeals as filed before the Assessment Tribunal, review of all supplementary Notices of Assessment, prepare five-year realty tax budgets, review, where possible, the base-year market value returned by the Assessing Authority and prepare a report summarizing our findings.

### Assessment Appeals

Altus will take assessment appeals off your hands and off your mind. We can maintain a liaison with the assessment authorities in support of negotiated settlements prior to hearing, investigate and prepare appropriate evidence material in support of assessment reductions requested, review Assessment Authority submissions and file any and all submissions required by legislation. Altus also provides expert representation at board, and tribunal or administrative hearings.

### Pre-Negotiation/New Construction

Altus enjoys a record of success in handling negotiations associated with key construction undertakings. In the event of new construction, renovation or demolition, we can help you seek a pre-negotiated final assessment value with the Municipal Property Assessment Corporation (MPAC). This is smart planning and Altus can help support you in this effort. We are well positioned to assist our clients through this process. Pre-negotiating your value will minimize the impact of the property changes and allow Altus to often negotiate much smaller assessed values than waiting for the formal value implementation. It is always better to deal from a position of strength than to file the applications after MPAC has placed their own value.



With a growing practice in the UK, Southeast Asia and Australia, Altus Group Realty Tax Consulting is expanding with our clients to maintain our best-in-class service on an international scale.

### **Special Projects/Additional Services**

Altus also offers the following tax related services:

- Property tax recharges
- Vacancy rebate applications
- Charitable rebate applications
- Property tax administration and management
- In-house consultants
- Property tax budgeting
- MPAC data compliance
- Condominium conversions
- Full online tracking and management of your portfolio

### **Reassessment 2009-2012**

Securing a fair assessment or appeal in light of the often complicated reassessment practices of the Municipal Property Assessment Corporation (MPAC) is a core service Altus Group can offer your organization.

In the fall of 2008, MPAC began issuing notices of reassessment to property owners across Ontario, reflecting a valuation date of January 1, 2008 and replacing the previous assessments, which had stood stagnant from 2005. The value implementation is a four-year process to be phased-in with equal increments. Any decrease in value should have been applied immediately. Deadlines for appeal continue to be March 31 of each year. For many organizations, there are significant implications to this process that require expert help.

The opportunity to request a reconsideration or appeal of your assessment is not an option that should be overlooked, depending upon your circumstance. Given the nature of the new system, reviewing an assessment early on in the phase-in cycle is crucial to ensuring equal and fair tax liabilities throughout the duration of the assessment cycle. Some pertinent information pieces regarding your property tax liabilities are as follows:

- Be aware of and adhere to all relevant filing dates for property tax purposes.
- Supplementary assessments have a limited window for appealing (90 days), and should be taken care of immediately. Do not wait for the following year's appeal deadline to rectify the value.
- Vacancy applications can be filed at any point throughout the year, following 90 days of vacancy. This can represent a significant tax rebate for property owners with vacancy.
- Certain factual corrections or tax bill errors can be appealed right away, outside of the deadline window.
- Altus can address any questions you may have regarding the change in your assessment.
- The burden of proof as to the correct value of the property now lies with MPAC, not the property owner.



## OUR NETWORK

Canada

United Kingdom

United States

Australia

Hong Kong

China

Altus offers diversified services and unparalleled expertise to a broad range of clients, in various industries across North America and internationally.

### **About Altus Group**

Altus Group leads the global real estate industry in delivering data and information about an organization's assets, generating a wealth of knowledge and insight. With a staff of over 1,700, Altus has a network of over 70 offices in 14 countries worldwide, including Canada, UK, Australia, Asia and the United States. We operate five interrelated Business Units, bringing years of expertise together into one comprehensive platform: *Research, Valuation and Advisory; Cost Consulting and Project Management; Realty Tax Consulting, Geomatics and ARGUS Software*. Altus' clients include banks, financial institutions, governments, pension funds, asset and fund managers, developers and landlords and companies engaged in the oil and gas industry.



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