

The Corporation of the Town of The Blue Mountains

By-Law Number 2026- 18

Being a By-law to Amend By-law 2024-74, being a By-law to establish a Municipal Accommodation Tax (MAT) and a Municipal Accommodation Tax Reserve Fund

WHEREAS section 400.1 (1) of the Municipal Act 2001, S.O. 2001 c. 25, as amended (the “Municipal Act”), provides that a municipality may pass by-laws imposing a tax in respect of the purchase of transient accommodation within the municipality; and

AND WHEREAS section 400.1 (2) of the Municipal Act and O. Reg. 435/17 Transient Accommodation Tax provides that the by-law must state the subject of the tax to be imposed, state the tax rate or the amount of tax payable and state the manner in which the tax is to be collected; and

AND WHEREAS section 400.1 (3) of the Municipal Act provides that the by-law may include penalties for failing to comply with the by-law, interest on outstanding taxes or penalties, the assessment of outstanding taxes, penalties or interest and may establish enforcement measures as Council considers appropriate if an amount assessed for outstanding tax, penalties or interest remains unpaid after it is due; and

AND WHEREAS Council wishes to add the arrears of the MAT, interest and penalties to the tax roll for the properties in the Town of The Blue Mountains registered in the name of the Provider to be collected in like manner as property taxes and such arrears shall constitute a lien upon the lands, but pursuant to section 400.4(2) of the Act, such lien shall not be a priority lien for the purposes of subsections 1(2.1), (2.2) and (3) of the Act and such lien will not have a higher priority than it would otherwise have in law in relation to other claims, liens or encumbrances; and

AND WHEREAS The Corporation of The Town of The Blue Mountains is desirous of implementing a municipal accommodation tax as provided in the Municipal Act and regulation thereto; and

AND WHEREAS on November 25, 2024, Town Council passed a resolution directing staff to bring forward the subject by-law for approval, in consideration of staff report “FAF.24.120 Municipal Accommodation Tax By-law” to revise By-law 2024-74;

AND WHEREAS on February 23, 2026, Town Council received report “CFS.26.012 Municipal Accommodation Tax By-law Update”, and on March 31, 2026 Council held a Public Meeting to receive comments on the proposed changes to By-law 2024-74;

AND WHEREAS, at the April 13, 2026, Committee of the Whole Meeting, Council received staff report “CFS.26.026 Follow Up Report to March 31 Public Meeting: Changes to Municipal Accommodation Tax (MAT) By-law”, and at the April 20, 2026 Council Meeting, Council approved the proposed amendments to the Municipal Accommodation Tax By-law 2024-74, including the implementation of a modified reporting structure based on accommodation provider size, and directed staff to update the By-law and implement the revised process;

NOW THEREFORE Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. That Section 5.3 of Bylaw 2024-74 be repealed and replaced with the following:

A Provider shall, remit to the Town, or its agent, for the amount of the MAT collected for the previous period and submit the statements in the form required by the Town, or its agent, detailing the number of the Room Nights, the total purchase price of all Room Nights for the applicable previous period, the total MAT collected and any other information as required by the Town (the “MAT Remittance Report”), or its agent, for the purposes of administrating and enforcing this By-law. A Provider shall pay the Town or its Agent an amount equal to the MAT required to be charged to and collected from Purchasers during the period reported in the MAT Remittance Report.

2. That Section 5.4 of By-law 2024-74 be repealed and replaced with the following:

The MAT Remittance Report and payment shall be due to the Town 15 days following the end of the reporting period.

3. That Section 5.6 of By-law 2024-74 be repealed and replaced with the following:

A Provider or their Agent with greater than 5 accommodation units are required to submit the MAT Remittance Report and pay the MAT on a monthly basis. All other Providers or Agents are required to submit the MAT Remittance Report and pay MAT on a quarterly basis (Jan 1 – Mar 31; Apr 1 – Jun 30; Jul 1-Sep 30; Oct 1 – Dec 31).

4. That a new Section 8.5 be added to By-law 2024-74 as follows:

8.5 An administrative charge will be added to the tax roll for any MAT arrears added to the tax roll in accordance with the current year Fees and Charges By-Law for item description "Charges Added to Tax Roll Administrative Fee". The administrative charge will not be removed should the Provider become compliant at a later date.

5. That Sections 9.3 to 9.8 of Bylaw 2024-74 be repealed and replaced with the following:

9.3 Where a Provider has failed to file a MAT Remittance Report or failed to pay all or part of the MAT owing to the Town, a warning letter will be issued within one (1) week following the report and payment deadline. The Treasurer or his or her Agent shall mail a letter outlining the amount of MAT assessed by the Treasurer under section 9.2, or as reported and unpaid under section 9.1 as payable by the Provider and advise the Provider that the amounts will be added to the tax roll within one (1) week if they remain unpaid.


9.4 Where the MAT payable remains unpaid one (1) week after notice is sent in accordance with section 9.3 the MAT assessment will be added to the tax roll in accordance with section 8.

9.5 Where a Provider files the MAT Remittance Report and pays the MAT reported within 30 days of the MAT being added to the tax roll in accordance with section 9.4, the MAT amount added to the tax roll shall be reversed.


9.6 Where a Provider fails to file the MAT Remittance Report and pay the MAT within the 30 days of the MAT being added to the tax roll in accordance with section 9.4, the MAT amount calculated in accordance with section 9.2 and added to the tax roll shall be final and will not be removed from the tax roll.

AND FURTHER THAT this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this 20th day of April, 2026.



Andrea Matrosovs, Mayor



Corrina Giles, Town Clerk