NATIONAL ASSEMBLY OF QUÉBEC

SECOND SESSION FORTY-THIRD LEGISLATURE

Bill 22

An Act to broaden the intervention powers of municipalities and to amend other legislative provisions

Introduction

Introduced by
Madam Geneviève Guilbault
Minister of Municipal Affairs

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EXPLANATORY NOTES

This bill amends various provisions concerning municipal affairs.

The bill allows municipalities to acquire, on certain conditions, immovables for which the municipal taxes have not been paid for at least three years and to alienate, to the owners of contiguous immovables, parcels of land of little value. It also broadens the powers of municipalities to acquire or build immovables for leasing purposes and adjusts the publication rules relating to leased or alienated property.

The bill specifies the content of a building by-law that a municipality may adopt, in particular regarding the energy efficiency of buildings.

The bill abolishes the property tax and school tax exemptions that certain rectories benefit from and introduces an exemption from the transfer duties applicable to certain transfers of immovables between undivided co-owners.

The bill standardizes certain provisions concerning the powers of directors general of municipalities and the convening of municipal council sittings.

The bill makes various adjustments to procedural rules concerning municipal loans, the preparation of the general collection roll and the delegation of certain functions to the executive committee of a municipality. It withdraws the maximum amount applicable to the sums that may be allocated by a municipality to a financial reserve.

The bill specifies that non-profit bodies are not commercial or industrial establishments within the meaning of the Municipal Aid Prohibition Act.

The bill contains other measures that apply only to Ville de Montréal or Ville de Québec.

LEGISLATION AMENDED BY THIS BILL:

– Act respecting land use planning and development (chapter A-19.1);

– Charter of Ville de Gatineau (chapter C-11.1);

– Charter of Ville de Lévis (chapter C-11.2);

– Charter of Ville de Longueuil (chapter C-11.3);

– Charter of Ville de Montréal, metropolis of Québec (chapter C-11.4);

– Charter of Ville de Québec, national capital of Québec (chapter C-11.5);

– Cities and Towns Act (chapter C-19);

– Municipal Code of Québec (chapter C-27.1);

– Act respecting the Commission municipale (chapter C-35);

– Act respecting the Communauté métropolitaine de Montréal (chapter C-37.01);

– Act respecting the Communauté métropolitaine de Québec (chapter C-37.02);

– Act respecting duties on transfers of immovables (chapter D-15.1);

– Act respecting municipal taxation (chapter F-2.1);

– Municipal Aid Prohibition Act (chapter I-15);

– Act respecting public transit authorities (chapter S-30.01);

– Act to amend the charter of the City of Laval (1999, chapter 91).

REGULATION REPEALED BY THIS BILL:

– Regulation respecting the maximum non-taxable value of certain rectories (chapter F-2.1, r. 7).

ORDERS IN COUNCIL AMENDED BY THIS BILL:

– Order in Council 841-2001 dated 27 June 2001, respecting Ville de Saguenay;

– Order in Council 1012-2001 dated 5 September 2001, respecting Ville de Shawinigan;

– Order in Council 371-2003 dated 12 March 2003, respecting Ville de La Tuque.

Bill 22

AN ACT TO BROADEN THE INTERVENTION POWERS OF MUNICIPALITIES AND TO AMEND OTHER LEGISLATIVE PROVISIONS

THE PARLIAMENT OF QUÉBEC ENACTS AS FOLLOWS:

CHAPTER I

AMENDING PROVISIONS

ACT RESPECTING LAND USE PLANNING AND DEVELOPMENT

1. Section 118 of the Act respecting land use planning and development (chapter A-19.1) is amended by replacing the second paragraph by the following paragraphs:

"The building by-law may include provisions on one or more of the following objects:

(1) to regulate the design of structures as well as building methods;

(2) to impose or prohibit the use of materials, devices or equipment in a structure;

(3) to establish strength, safety or salubrity standards for a structure;

(4) to prescribe energy efficiency standards for a structure;

(5) to regulate or prohibit fortification or protective elements of a structure and require the reconstruction or repair of any structure existing on the date of coming into force of the by-law within the time prescribed therein, which shall not be less than six months, in order for the structure to be brought into conformity with the by-law;

(6) to require that the reconstruction or repair of any building that has been destroyed or has become dangerous, or that has diminished in value by at least one-half, as the result of a disaster or another cause, be carried out in accordance with the by-laws in force at the time of such reconstruction or repair; and

(7) to prescribe any other additional measure to regulate structures.

The standards prescribed by the building by-law may vary according to any criteria determined by the council, including the type of structure, the structure's intended use or its location."

2. Section 145.28 of the Act, amended by section 138 of the Act respecting contracting by municipal bodies (chapter C-65.01), enacted by section 1 of chapter 4 of the statutes of 2025, is replaced by the following section:

"**145.28.** Title III of the Act respecting contracting by municipal bodies (chapter C-65.01) does not apply to work relating to municipal infrastructures or equipment that is carried out under the responsibility of the holder of a permit or certificate, under an agreement, except section 13 of that Act, which applies

(1) to contracts awarded by the holder of the permit or certificate for the carrying out of the work; and

(2) to the agreement, where the holder of the permit or certificate carries out all or part of the work."

3. Section 145.41.5 of the Act is amended by replacing "in section 29 or 29.4" in the second paragraph by "in the second paragraph of section 29".

CHARTER OF VILLE DE GATINEAU

4. Section 1 of Schedule B to the Charter of Ville de Gatineau (chapter C-11.1) is repealed.

CHARTER OF VILLE DE LÉVIS

5. Section 32 of the Charter of Ville de Lévis (chapter C-11.2) is amended, in the second paragraph,

(1) by replacing subparagraph 3 by the following subparagraph:

"(3) the power to appoint, dismiss, suspend without pay or reduce the salary of the director general, the clerk, the treasurer, the deputy clerk, the deputy treasurer or any person who, under the law, is to be appointed by a majority vote of the council that is not a simple majority;";

(2) by striking out subparagraph 5.

CHARTER OF VILLE DE LONGUEUIL

6. Section 34 of Charter of Ville de Longueuil (chapter C-11.3) is amended, in the second paragraph,

(1) by replacing subparagraph 3 by the following subparagraph:

"(3) the power to appoint, dismiss, suspend without pay or reduce the salary of the director general, the clerk, the treasurer, the deputy clerk, the deputy treasurer or any person who, under the law, is to be appointed by a majority vote of the council that is not a simple majority;";

(2) by striking out subparagraph 5.

CHARTER OF VILLE DE MONTRÉAL, METROPOLIS OF QUÉBEC

7. The Charter of Ville de Montréal, metropolis of Québec (chapter C-11.4) is amended by inserting the following section after section 85.1:

"**85.1.1.** A borough council may establish or operate with another borough council equipment or an infrastructure that is under their jurisdiction. Each council must then adopt a resolution setting out the terms governing the jurisdiction-sharing, including, in particular,

(1) a detailed description of the equipment or infrastructure concerned;

(2) the terms governing decision-making;

(3) the cost apportionment method; and

(4) the terms applicable if the jurisdiction-sharing ends."

8. Section 12.1 of Schedule C to the Charter is replaced by the following section:

"**12.1.** The city may enter into any agreement with the legal person known as Société GALOPH obnl concerning the development of the site of the former Hippodrome de Montréal, including the financing and carrying out of infrastructure work as well as the marketing of immovables.

The agreement must include

(1) the boundaries of the territory concerned;

(2) the Société's mission and the functions it exercises with regard to that territory;

(3) the work the Société undertakes to ensure is carried out;

(4) the description of any immovable the city transfers to the Société and the purposes for which the Société may use such an immovable or the proceeds from its alienation;

(5) the obligation for the Société's administrators and employees to adhere to a code of ethics intended, in particular, to prevent conflicts of interest; and

(6) the terms governing the apportioning, on the expiry of the agreement, of the assets and liabilities resulting from the exercise of the functions provided for by the agreement.

The city must pay to the Société the sums necessary for the exercise of the functions entrusted to it by the agreement. The agreement must set out the calculation method for and the terms of payment of those sums.

The immovables owned by the Société in the exercise of the functions provided for by the agreement are exempt from property taxes as if they were covered by a recognition in force and provided for in the first paragraph of section 243.3 of the Act respecting municipal taxation (chapter F-2.1).

In the exercise of the functions provided for by the agreement, the Société is considered to be a municipal body exclusively for the purposes of

(1) the Act respecting Access to documents held by public bodies and the Protection of personal information (chapter A-2.1); and

(2) the Act respecting contracting by municipal bodies (chapter C-65.01).

The Government may be a party to the agreement referred to in this section.

The city may grant to the Société any assistance it considers appropriate."

9. Section 144 of Schedule C to the Charter is amended by replacing the fourth paragraph by the following paragraph:

"It may alienate those immovables, by gratuitous title or on the conditions it determines, in accordance with section 29 of the Cities and Towns Act (chapter C-19)."

CHARTER OF VILLE DE QUÉBEC, NATIONAL CAPITAL OF QUÉBEC

10. Section 32 of the Charter of Ville de Québec, national capital of Québec (chapter C-11.5) is amended, in the third paragraph,

(1) by replacing subparagraph 3 by the following subparagraph:

"(3) the power to appoint, dismiss, suspend without pay or reduce the salary of the director general, the clerk, the treasurer, the deputy clerk, the deputy treasurer or any person who, under the law, is to be appointed by a majority vote of the council that is not a simple majority;”;

(2) by striking out subparagraph 5.

11. Section 128 of the Charter is amended by striking out “and is not subject to the amendment procedure prescribed in section 565 of the Cities and Towns Act (chapter C-19)” in the first paragraph.

12. Section 58 of Schedule C to the Charter is amended

(1) by replacing “corporation” in the second paragraph in the French text by “société”;

(2) by adding the following paragraphs at the end:

“On the application by the city, the Government may issue supplementary letters patent in order to amend the content of the letters patent referred to in the first paragraph. Notice of the issue of the supplementary letters patent must be published in the *Gazette officielle du Québec*.

The city may dissolve the body by a notice published in the *Gazette officielle du Québec*. After the payment of its debts and the performance of its obligations, the body’s property devolves to the city.”

13. Section 59 of Schedule C to the Charter is amended by inserting “and dissolved and its letters patent amended” after “established” in the sixth paragraph of subsection 2.

14. Section 60 of Schedule C to the Charter is amended by inserting “and dissolved and its letters patent amended” after “established” in the second paragraph.

15. Section 61 of Schedule C to the Charter is amended by striking out the fifth paragraph.

CITIES AND TOWNS ACT

16. Section 28 of the Cities and Towns Act (chapter C-19) is amended by striking out subsections 1.0.1 and 1.0.2.

17. Section 29 of the Act is replaced by the following sections:

“**29.** Unless otherwise provided, it is prohibited for a municipality

(1) to acquire or build property mainly for leasing purposes; or

(2) to alienate property by gratuitous title.

Despite the first paragraph, any municipality may acquire or build an immovable for the purpose of leasing it, on the leasing conditions it determines,

(1) to a public body within the meaning of the Act respecting Access to documents held by public bodies and the Protection of personal information (chapter A-2.1);

(2) to a non-profit body; or

(3) to a childcare centre or a day care centre within the meaning of the Educational Childcare Act (chapter S-4.1.1), for the purpose of setting up the childcare centre or day care centre in the immovable.

Likewise, a municipality may alienate, by gratuitous title or on the conditions it determines, any immovable for the benefit of a person referred to in the second paragraph.

"**29.0.1.** The municipality must publish, on its website or on any other website it designates by resolution, a list of the following properties:

(1) any immovable that was alienated or leased under section 29; and

(2) any property, other than an immovable referred to in subparagraph 1, with a value greater than $50,000 that was alienated otherwise than by auction or public tender.

With respect to each property, except any immovable intended for persons requiring protection, the list must contain a description of the property and indicate the rent or the price of alienation and the identity of the lessee or purchaser. The list must be updated at least twice a year."

18. Section 29.4 of the Act is amended by striking out the second paragraph.

19. The Act is amended by inserting the following section after section 29.4:

"**29.5.** A municipality may alienate a parcel of land of little value, by gratuitous title or on the conditions it determines, to the owner of a contiguous immovable.

The Municipal Aid Prohibition Act (chapter I-15) does not apply to assistance granted under the first paragraph."

20. Section 70.3 of the Act, replaced by section 20 of chapter 33 of the statutes of 2025, is amended by replacing subparagraph 5 of the second paragraph by the following subparagraph:

"(5) the power to appoint, dismiss, suspend without pay or reduce the salary of the director general, the clerk, the treasurer, the deputy clerk, the deputy treasurer or any person who, under the law, is to be appointed by a majority vote of the council that is not a simple majority;”.

21. Section 325 of the Act is amended by inserting the following paragraph after the first paragraph:

“If it appears that the notice of meeting was not notified to all the absent members, the sitting must be immediately closed, under penalty of the nullity of all its proceedings.”

22. Section 468.32.1 of the Act is amended by replacing “Each month the secretary must publish a notice concerning the properties with a value greater than $10,000” by “At least twice a year the secretary must publish a notice concerning the properties with a value greater than $50,000”.

23. Section 468.45.5 of the Act is repealed.

24. Section 501 of the Act is amended

(1) by replacing “make a general collection roll, each year, at the time fixed by the council, including” in the first paragraph by “, each year, make a general collection roll that includes”;

(2) by replacing “until the date fixed by the council for the preparation” in the second paragraph by “until the deposit”;

(3) by replacing “the date fixed by the council for the preparation” in the third paragraph by “the deposit”.

25. The Act is amended by inserting the following section after section 544:

“**544.0.1.** The ninth paragraph of section 356 does not apply to the notice of motion of a loan by-law.”

26. Section 544.1 of the Act is amended

(1) by replacing “5%” in the first paragraph by “10%”;

(2) by striking out the second paragraph.

27. Section 563.1 of the Act is amended by striking out “In addition to obtaining any approval required under section 556,” in the first paragraph.

28. Sections 565 and 566 of the Act are repealed.

29. Section 567 of the Act is amended, in subsection 3,

(1) by replacing "by a by-law requiring only the approval of the Minister of Municipal Affairs, Regions and Land Occupancy" in the first paragraph by "by by-law";

(2) by adding the following paragraph at the end:

"Section 556 does not apply to a by-law referred to in this subsection."

30. Section 569.5 of the Act is repealed.

31. The Act is amended by inserting the following subdivision after section 572.0.7:

"§32.2.—*The right to be declared the owner of certain immovables*

"**572.0.8.** Any municipality may apply to be declared the owner of an immovable where the following conditions are met:

(1) the municipal taxes imposed on the immovable have not been paid for at least three years;

(2) the application is made with a view to using the immovable for municipal purposes or alienating it to the owner of a contiguous immovable; and

(3) the owner of the immovable is unknown or cannot be found and it is not possible to claim the payment of taxes under section 498.

Where the value of the immovable exceeds $15,000 according to the property assessment roll, the following conditions must also be met:

(1) the immovable is subject to a building prohibition under an Act or a regulation;

(2) the immovable has an area not exceeding one-half hectare; and

(3) the immovable is vacant land within the meaning of the second paragraph of section 244.36 of the Act respecting municipal taxation (chapter F-2.1).

"**572.0.9.** The application shall be presented to the Superior Court of the district where the immovable is situated.

"**572.0.10.** The application may be made for several immovables even if they belong to different owners.

"**572.0.11.** The municipality must, at least 60 days before presenting the application, publish a public notice identifying every immovable concerned, requesting the person who failed to pay the taxes to pay them and indicating the municipality's intention to apply to be declared the owner of the immovable. The notice must also request that any other person who may have real rights in the immovable or who intends to contest the application notify the municipality within the same time.

Publication of the notice replaces service, and the notice shall state that it is given under this Act.

If the municipality wishes to obtain the removal of a right published in the land register with regard to the immovable and registered in the name of a person other than the person who failed to pay the taxes, it must notify to that person a notice to that effect at least 30 days before presenting its application to the court.

"**572.0.12.** The judgment declaring ownership shall be published in the land register.

The real rights that affect the immovables concerned are extinguished, except servitudes of public utility and the rights published in the land register whose holders were not notified in accordance with the third paragraph of section 572.0.11, on the date on which the judgment becomes final.

The municipality may draw up a list of the real rights that are extinguished under this section and, on an application to that effect, the Land Registrar shall cancel the registration of those rights.

"**572.0.13.** Any person whose rights are extinguished under section 572.0.12 is entitled to an indemnity corresponding to the value of his rights.

Failing an agreement between the parties, the amount of the indemnity shall be determined by the Administrative Tribunal of Québec on the application of the person claiming the indemnity or of the municipality, and sections 7 and 11, the third paragraph of section 12, and sections 75 to 121 and 128 to 132 of the Act respecting expropriation (chapter E-25) apply, with the necessary modifications. The indemnity owing to the person who failed to pay the taxes must, however, be reduced by an amount sufficient to compensate the municipal taxes that are outstanding at the date referred to in the second paragraph of section 572.0.12, the applicable interest and the costs incurred by the municipality for the presentation of its application to the Superior Court.

The right to the indemnity is prescribed by three years from the publication made in accordance with the first paragraph of section 572.0.12 or the cancellation made in accordance with the third paragraph of that section, whichever date is later."

MUNICIPAL CODE OF QUÉBEC

32. Article 6.1 of the Municipal Code of Québec (chapter C-27.1) is repealed.

33. Article 6.3 of the Code is repealed.

34. Article 7 of the Code is replaced by the following articles:

"**7.** Unless otherwise provided, it is prohibited for a municipality

(1) to acquire or build property mainly for leasing purposes; or

(2) to alienate property by gratuitous title.

Despite the first paragraph, any municipality may acquire or build an immovable for the purpose of leasing it, on the leasing conditions it determines,

(1) to a public body within the meaning of the Act respecting Access to documents held by public bodies and the Protection of personal information (chapter A-2.1);

(2) to a non-profit body; or

(3) to a childcare centre or a day care centre within the meaning of the Educational Childcare Act (chapter S-4.1.1), for the purpose of setting up the childcare centre or day care centre in the immovable.

Likewise, a municipality may alienate, by gratuitous title or on the conditions it determines, any immovable for the benefit of a person referred to in the second paragraph.

"**7.1.** The municipality must publish, on its website or on any other website it designates by resolution, a list of the following properties:

(1) any immovable that was alienated or leased under article 7; and

(2) any property, other than an immovable referred to in subparagraph 1, with a value greater than $50,000 that was alienated otherwise than by auction or public tender.

With respect to each property, except any immovable intended for persons requiring protection, the list must contain a description of the property and indicate the rent or the price of alienation and the identity of the lessee or purchaser. The list must be updated at least twice a year."

35. Article 14.2 of the Code is amended by striking out the second paragraph.

36. The Code is amended by inserting the following article after article 14.2:

"**14.3.** A municipality may alienate a parcel of land of little value, by gratuitous title or on the conditions it determines, to the owner of a contiguous immovable.

The Municipal Aid Prohibition Act (chapter I-15) does not apply to assistance granted under the first paragraph."

37. Article 153 of the Code is amended by adding the following paragraph at the end:

"Any member of the council present at a special sitting may, in writing, waive notice of the sitting."

38. Article 156 of the Code is amended by replacing the first paragraph by the following paragraph:

"The notice convening a special sitting of the council, as well as the notice of adjournment in the case mentioned in article 155, must be given to each member of the council not later than 24 hours before the time fixed for the beginning of the sitting or for resumption of the adjourned sitting."

39. Article 157 of the Code is repealed.

40. Article 210 of the Code is amended by adding the following paragraphs at the end:

"The director general has authority over all the other officers and employees of the municipality. With respect to an officer or employee whose duties are prescribed by law, the authority of the director general is exercised only within the framework of his duties as the administrator of human, material and financial resources of the municipality and may in no case hinder the carrying out of duties that are prescribed by law.

The director general may suspend an officer or employee from his duties. He shall immediately make a report of the suspension to the council. The council shall decide the case of the suspended officer or employee, after inquiry."

41. Article 212 of the Code is amended

(1) by replacing paragraph 2 by the following paragraph:

"(2) he shall prepare the municipality's budget and program of capital expenditures and the plans, programs and projects intended for the municipality's orderly functioning, with the collaboration of the heads of departments and the other officers and employees of the municipality;";

(2) by replacing paragraphs 5 and 6 by the following paragraphs:

"(5) he shall submit to the council, the executive committee or any other committee, as the case may be, the budgets, programs of capital expenditures, plans, programs and projects prepared by him, together with his observations and recommendations concerning the complaints, claims and draft by-laws that he has examined;

"(6) he shall make to the council, the executive committee or any other committee, as the case may be, a report on any matter that he believes should be brought to it with a view to the sound management of public funds, the progress of the municipality and the welfare of its citizens, with the exception of any information referred to in section 263.5 of the Police Act; where he considers it expedient, he shall add his own conclusions to the record regarding any matter submitted to the council, the executive committee or another committee;

"(6.1) he shall attend the meetings of the council, the executive committee and any other committee and, with the permission of the chairman of the meeting, give his opinion and present his recommendations on the matters discussed, without having the right to vote;

"(6.2) subject to the powers of the head of the council, he shall see to it that the by-laws of the municipality and the decisions of the council are implemented and, particularly, see to it that the funds are used for the purposes for which they were voted;".

42. Article 212.1 of the Code is repealed.

43. Article 601.1 of the Code is amended by replacing "Each month the secretary must publish a notice concerning the properties with a value greater than $10,000" by "At least twice a year, the secretary must publish a notice concerning the properties with a value greater than $50,000".

44. Article 614.5 of the Code is repealed.

45. Article 1001 of the Code is amended

(1) by replacing "must make a general collection roll, each year, in the month of October or at any time fixed by the council, which shall include" in the first paragraph by "shall, each year, make a general collection roll that includes";

(2) by replacing "until the date fixed by the council for the preparation of" in the second paragraph by "until the deposit of the";

(3) by replacing "the date fixed by the council for preparing" in the third paragraph by "the deposit of".

46. Article 1061 of the Code is amended by inserting "and subject to section 1061.1" after "Code" in the sixth paragraph.

47. Article 1061.1 of the Code is amended

(1) by replacing "by a by-law requiring only the approval of the Minister of Municipal Affairs, Regions and Land Occupancy" in the first paragraph by "by by-law";

(2) by adding the following paragraph at the end:

"Article 1061 does not apply to a by-law referred to in this article."

48. The Code is amended by inserting the following article after article 1063:

"**1063.0.1.** The ninth paragraph of article 445 does not apply to the notice of motion of a loan by-law."

49. Article 1063.1 of the Code is amended

(1) by replacing "5%" in the first paragraph by "10%";

(2) by striking out the second paragraph.

50. Article 1071.1 of the Code is amended by striking out "In addition to obtaining any approval required under article 1061," in the first paragraph.

51. Articles 1077 and 1078 of the Code are repealed.

52. Article 1094.5 of the Code is repealed.

53. The Code is amended by inserting the following title after article 1104.1.7:

"**TITLE XXVIII.0.2**

"THE RIGHT TO BE DECLARED THE OWNER OF CERTAIN IMMOVABLES

"**1104.1.8.** Any local municipality may apply to be declared the owner of an immovable where the following conditions are met:

(1) the municipal taxes imposed on the immovable have not been paid for at least three years;

(2) the application is made with a view to using the immovable for municipal purposes or alienating it to the owner of a contiguous immovable; and

(3) the owner of the immovable is unknown or cannot be found and it is not possible to claim the payment of taxes under article 982.

Where the value of the immovable exceeds $15,000 according to the property assessment roll, the following conditions must also be met:

(1) the immovable is subject to a building prohibition, under an Act or a regulation;

(2) the immovable has an area not exceeding one-half hectare; and

(3) the immovable is vacant land within the meaning of the second paragraph of section 244.36 of the Act respecting municipal taxation (chapter F-2.1).

"**1104.1.9.** The application shall be presented to the Superior Court of the district where the immovable is situated.

"**1104.1.10.** The application may be made for several immovables even if they belong to different owners.

"**1104.1.11.** The municipality must, at least 60 days before presenting the application, publish a public notice identifying every immovable concerned, requesting the person who failed to pay the taxes to pay them and indicating the municipality's intention to apply to be declared the owner of the immovable. The notice must also request that any other person who may have real rights in the immovable or who intends to contest the application notify the municipality within the same time.

Publication of the notice replaces service, and the notice shall state that it is given under this Act.

If the municipality wishes to obtain the removal of a right published in the land register with regard to the immovable and registered in the name of a person other than the person who failed to pay the taxes, it must notify to that person a notice to that effect at least 30 days before presenting its application to the court.

"**1104.1.12.** The judgment declaring ownership shall be published in the land register.

The real rights that affect the immovables concerned are extinguished, except servitudes of public utility and the rights published in the land register whose holders were not notified in accordance with the third paragraph of article 1104.1.11, on the date on which the judgment becomes final.

The municipality may draw up a list of the real rights that are extinguished under this section and, on an application to that effect, the Land Registrar shall cancel the registration of those rights.

"**1104.1.13.** Any person whose rights are extinguished under article 1104.1.12 is entitled to an indemnity corresponding to the value of his rights.

Failing an agreement between the parties, the amount of the indemnity shall be determined by the Administrative Tribunal of Québec on the application of the person claiming the indemnity or of the municipality, and sections 7 and 11, the third paragraph of section 12, and sections 75 to 121 and 128 to 132 of the Act respecting expropriation (chapter E-25) apply, with the necessary modifications. The indemnity owing to the person who failed to pay the taxes must, however, be reduced by an amount sufficient to compensate the municipal taxes that are outstanding at the date referred to in the second paragraph of article 1104.1.12, the applicable interest and the costs incurred by the municipality for the presentation of its application to the Superior Court.

The right to the indemnity is prescribed by three years from the publication made in accordance with the first paragraph of article 1104.1.12 or the cancellation made in accordance with the third paragraph of that section, whichever date is later."

ACT RESPECTING THE COMMISSION MUNICIPALE

54. Section 48 of the Act respecting the Commission municipale (chapter C-35) is amended by inserting "or in article 142.1 or 210 of the Municipal Code of Québec (chapter C-27.1)" after "Act" in paragraph *g*.1.

ACT RESPECTING THE COMMUNAUTÉ MÉTROPOLITAINE DE MONTRÉAL

55. Section 105 of the Act respecting the Communauté métropolitaine de Montréal (chapter C-37.01) is amended by replacing "every month, in a newspaper circulated in the territory of the Community, a notice describing each property of a value greater than $10,000 that was alienated by the Community during the preceding month" by "at least twice a year, on the Community's website, a notice describing each property of a value greater than $50,000 that has been alienated by the Community".

56. The Act is amended by inserting the following section after section 187:

"**187.1.** The approval of the Minister that is required under the first paragraph of section 187 does not apply to a loan by-law for an amount not exceeding the amount of a subsidy of which payment is assured by the Government or one of its ministers or bodies and for a term corresponding to the payment period of the subsidy.

The amount of the loan is deemed not to exceed that of the subsidy if the amount by which the former exceeds the latter is not greater than 10% of the subsidy and corresponds to the amount needed to pay the interest on the temporary loan contracted and the financing expenses related to the securities issued."

57. Section 188 of the Act is amended by replacing "5%" in the first paragraph by "10%".

58. Section 194 of the Act is repealed.

ACT RESPECTING THE COMMUNAUTÉ MÉTROPOLITAINE DE QUÉBEC

59. Section 98 of the Act respecting the Communauté métropolitaine de Québec (chapter C-37.02) is amended by replacing "every month, in a newspaper circulated in the territory of the Community, a notice describing each property of a value greater than $10,000 that was alienated by the Community during the preceding month" by "at least twice a year, on the Community's website, a notice describing each property of a value greater than $50,000 that has been alienated by the Community".

60. The Act is amended by inserting the following section after section 177:

"**177.1.** The approval of the Minister that is required under section 177 does not apply to a loan by-law for an amount not exceeding the amount of a subsidy of which payment is assured by the Government or one of its ministers or bodies and for a term corresponding to the payment period of the subsidy.

The amount of the loan is deemed not to exceed that of the subsidy if the amount by which the former exceeds the latter is not greater than 10% of the subsidy and corresponds to the amount needed to pay the interest on the temporary loan contracted and the financing expenses related to the securities issued."

61. Section 178 of the Act is amended by replacing "5%" in the first paragraph by "10%".

62. Section 184 of the Act is repealed.

ACT RESPECTING DUTIES ON TRANSFERS OF IMMOVABLES

63. Section 20 of the Act respecting duties on transfers of immovables (chapter D-15.1) is amended by inserting the following subparagraph after subparagraph *e*.1 of the first paragraph:

"(*e*.2) the deed relates to the transfer of an immovable by a transferor who is a natural person to a transferee who is a natural person and the owner of an undivided share in the immovable and who is domiciled there;".

ACT RESPECTING MUNICIPAL TAXATION

64. Section 210.4 of the Act respecting municipal taxation (chapter F-2.1) is amended by striking out "of the first paragraph" in the first paragraph.

65. Section 210.5 of the Act is amended by striking out the second paragraph.

66. Section 210.6 of the Act is amended by striking out "of the first paragraph".

67. Subdivision 5 of Division II of Chapter XVIII of the Act, comprising section 231.1, is repealed.

68. The Act is amended by striking out "231.1," in the following provisions:

(1) the first paragraph of section 253.33;

(2) the first paragraph of section 253.48;

(3) the first paragraph of section 253.60.

69. Section 263 of the Act is amended by striking out subparagraph 9 of the first paragraph.

MUNICIPAL AID PROHIBITION ACT

70. Section 1 of the Municipal Aid Prohibition Act (chapter I-15) is amended by adding the following paragraph at the end:

"For the purposes of the first paragraph, a non-profit body is not an industrial or commercial establishment."

ACT RESPECTING PUBLIC TRANSIT AUTHORITIES

71. The Act respecting public transit authorities (chapter S-30.01) is amended by inserting the following section after section 123:

"**123.1.** The approval of the Minister that is required under the first paragraph of section 123 does not apply to a loan by-law for an amount not exceeding the amount of a subsidy of which payment is assured by the Government or one of its ministers or bodies and for a term corresponding to the payment period of the subsidy.

The amount of the loan is deemed not to exceed that of the subsidy if the amount by which the former exceeds the latter is not greater than 10% of the subsidy and corresponds to the amount needed to pay the interest on the temporary loan contracted and the financing expenses related to the securities issued."

ACT TO AMEND THE CHARTER OF THE CITY OF LAVAL

72. Section 6 of the Act to amend the charter of the City of Laval (1999, chapter 91) is repealed.

REGULATION RESPECTING THE MAXIMUM NON-TAXABLE VALUE OF CERTAIN RECTORIES

73. The Regulation respecting the maximum non-taxable value of certain rectories (chapter F-2.1, r. 7) is repealed.

OTHER AMENDING PROVISIONS

74. Section 27 of Order in Council 841-2001 dated 27 June 2001, respecting Ville de Saguenay, is amended, in the second paragraph,

(1) by replacing subparagraph *c* by the following subparagraph:

"(*c*) the power to appoint, dismiss, suspend without pay or reduce the salary of the director general, the clerk, the treasurer, the deputy clerk, the deputy treasurer or any person who, under the law, is to be appointed by a majority vote of the council that is not a simple majority;";

(2) by striking out subparagraph *e*.

75. Section 18 of Order in Council 1012-2001 dated 5 September 2001, respecting Ville de Shawinigan, is amended, in the second paragraph,

(1) by replacing subparagraph 3 by the following subparagraph:

"(3) the power to appoint, dismiss, suspend without pay or reduce the salary of the director general, the clerk, the treasurer, the deputy clerk, the deputy treasurer or any person who, under the law, is to be appointed by a majority vote of the council that is not a simple majority;";

(2) by striking out subparagraph 5.

76. Section 23 of Order in Council 371-2003 dated 12 March 2003, respecting Ville de La Tuque, is amended, in the second paragraph,

(1) by replacing subparagraph 3 by the following subparagraph:

"(3) the power to appoint, dismiss, suspend without pay or reduce the salary of the director general, the clerk, the treasurer, the deputy clerk, the deputy treasurer or any person who, under the law, is to be appointed by a majority vote of the council that is not a simple majority;";

(2) by striking out subparagraph 5.

CHAPTER II

FINAL PROVISION

77. The provisions of this Act come into force on (*insert the date of assent to this Act*), except those of sections 64 to 69 and 73, which come into force on 1 January 2027.