

Frequently Asked Questions



Guests

This document is intended for guests booking overnight stays of less than 30 days at short-term rental providers, including but not limited to hotels, motels, chalets, bed and breakfast and campgrounds, in the Town of The Blue Mountains. It applies to reservations booked through platforms like Airbnb, VRBO, and others.

Q: What is a Municipal Accommodation Tax?

A: Municipal Accommodation Tax (MAT) is a fee collected on short-term and overnight accommodations. It is paid by visitors when they book a room with a local accommodation provider.

Q: How much is the tax?

A: The tax rate is 4% of the purchase price of the accommodation only (the room rate). The tax does not apply to other associated services and amenities, like meeting room rentals, food and beverages, room services, Internet and phone charges. The MAT must be identified as a separate item or charge on each bill, receipt or invoice.

Q: Is the tax optional?

A: No, the Municipal Accommodation Tax is a mandatory tax imposed by the Town of The Blue Mountains that must be paid by the guest to the accommodation provider at the time the accommodation is purchased.

Q: Can I refuse to pay this tax?

A: No, you cannot refuse to pay this tax. The Municipal Accommodation Tax is mandatory and must be paid to the accommodation provider at the time that you pay for the booking.

Q: What type of accommodations does MAT apply to?

A: The tax applies to all overnight stays of less than 30 days in the Town of The Blue Mountains for transient accommodation. This includes but is not limited to a hotel, motel, campground, lodge, inn, resort, bed and breakfast, Short-Term Rental Accommodation, Commercial Resort Unit or other establishment providing lodging.

Q: Who is implementing the tax?

A: The Municipal Accommodation Tax is being implemented by the Town of The Blue Mountains. The tax was approved by Town Council.

Q: Under what authority does the Town have to implement MAT?

A: The Town of The Blue Mountains implemented the Municipal Accommodation Tax in accordance with Ontario Regulation 435/17: TRANSIENT ACCOMMODATION TAX.

Q: Why are accommodation operators required to collect the tax?

A: Accommodation providers in the Town of The Blue Mountains are required to collect MAT on the purchase of short-term accommodation as required through the Town Municipal Accommodation Tax By-law.

Q: Is HST charged on top of the Municipal Accommodation Tax?

A: If the accommodation provider is registered for HST as a short-term rental operator, then HST must be charged on top of the Municipal Accommodation Tax.

Q: When did the tax come into effect?

A: The tax comes into effect on January 6, 2025. To assist accommodation providers in managing pre-booked reservations, the Town has approved a three-month transition period from January 6, 2025, to March 31, 2025. During this period, all pre-booked reservations made and paid for before January 6, 2025, will be charged the MAT at the discretion of the accommodation provider.

This transition period was granted to provide operators with discretion to manage pre-booked reservations based on the individual operational needs of their reservation management systems.

All reservations made and paid for after January 6, 2025 are subject to MAT.

Q: What if I book my reservation before January 6, 2025, but stay after that date?

A: The tax comes into effect on January 6, 2025. All pre-booked reservations made and paid for before January 6, 2025, will be charged the MAT at the accommodation provider's discretion in accordance with the approved three-month transition period.

Q: What will the funds collected be used for?

A: Funds raised will be used to increase investment to support the local tourism industry. This includes investment in tourism-related infrastructure, enhanced tourism marketing and promotion, events activities and more.

Q: Are there exemptions?

A: Exemptions from the MAT only apply to transient accommodation provided by entities such as Crown agencies and educational institutions. The list of exemptions is available on the Town website.