

TITLE:	Redevelopment Infill Tax Rebates
POLICY NO.:	X-006
APPROVAL:	Town Council
EFFECTIVE DATE:	December 12, 2005, Motion No. 437/2005
AMENDED DATE:	May 28, 2007 July 27, 2009 March 9, 2009 August 23, 2010 May 28, 2012 October 22, 2012 August 25, 2014 March 29, 2016 May 25, 2020
REVIEW DATE:	March 9, 2009 August 23, 2010 May 22, 2012 October 15, 2012 August 18, 2014 March 21, 2016 May 19, 2020
SUPERSEDES POLICY NO.:	(None)

POLICY STATEMENT: The Town of Mayerthorpe wishes to establish guidelines that provide a municipal tax rebate for specific areas within the Town.

PURPOSE: To encourage redevelopment in areas where the housing stock is older and in need of replacement.

- PRINCIPLES:**
1. This policy shall cover new home construction and moved in housing that has been brought up to current building code standards for residential construction only and new building construction for commercial

construction only. It applies to single-family dwelling, multi-family dwellings, modular homes, manufactured homes and commercial buildings. It does not apply to old manufactured homes, garages, porches, sheds, decks and fences or other moved in buildings. It does not apply to additions to existing buildings. It does not apply to any development where a development permit has not been issued.

2. The difference between the residential/commercial minimum tax and the entire amount of the municipal tax will be rebated for a two-year period after the completion of construction for new home construction and moved in housing that has been brought up to current building code standards. For example, if a house/commercial building is built in 2006 and construction is totally complete in 2019, then the 2020 and 2021 municipal property taxes; are rebated to the property owner. Other property tax levies (i.e. school taxes and Lac Ste. Anne Foundation levy) and Local Improvement Charges must still be paid by the property owner.
3. If the infill property is subdivided within the infill rebate timeframe (i.e. duplex, fourplex, etc.), the infill rebate will apply to all subdivided portions of the whole property and be calculated as per Principle 2.
4. Applications will not be necessary for tax rebates. They will be refunded automatically in August of the taxation year in which they are applicable.
5. Rebate cheques will only be issued when all the taxes against the said property are paid in full by the established deadline.
6. Rebate cheques will only be issued once all the following compliance Reports for said property are received at the Town Office:
 - a. Building Permit Services Report
 - b. Electrical Permit Services Report
 - c. Gas Permit Services Report
 - d. Plumbing Permit Services Report

Examples:

The amounts in these examples do not reflect actuals as the residential municipal tax rate and minimum tax may change each year.

New Property Assessment (House and Land)

a) $\$230,000 \times 10.000329/1,000$ (2019 Residential Municipal Tax Rate)

\$2,300.08

-\$ 858.00 (2019 Residential Minimum Tax)

\$1,442.08 Amount of Rebate

b) $\$280,000 \times 10.000329$ (2019 Residential Municipal Tax Rate)

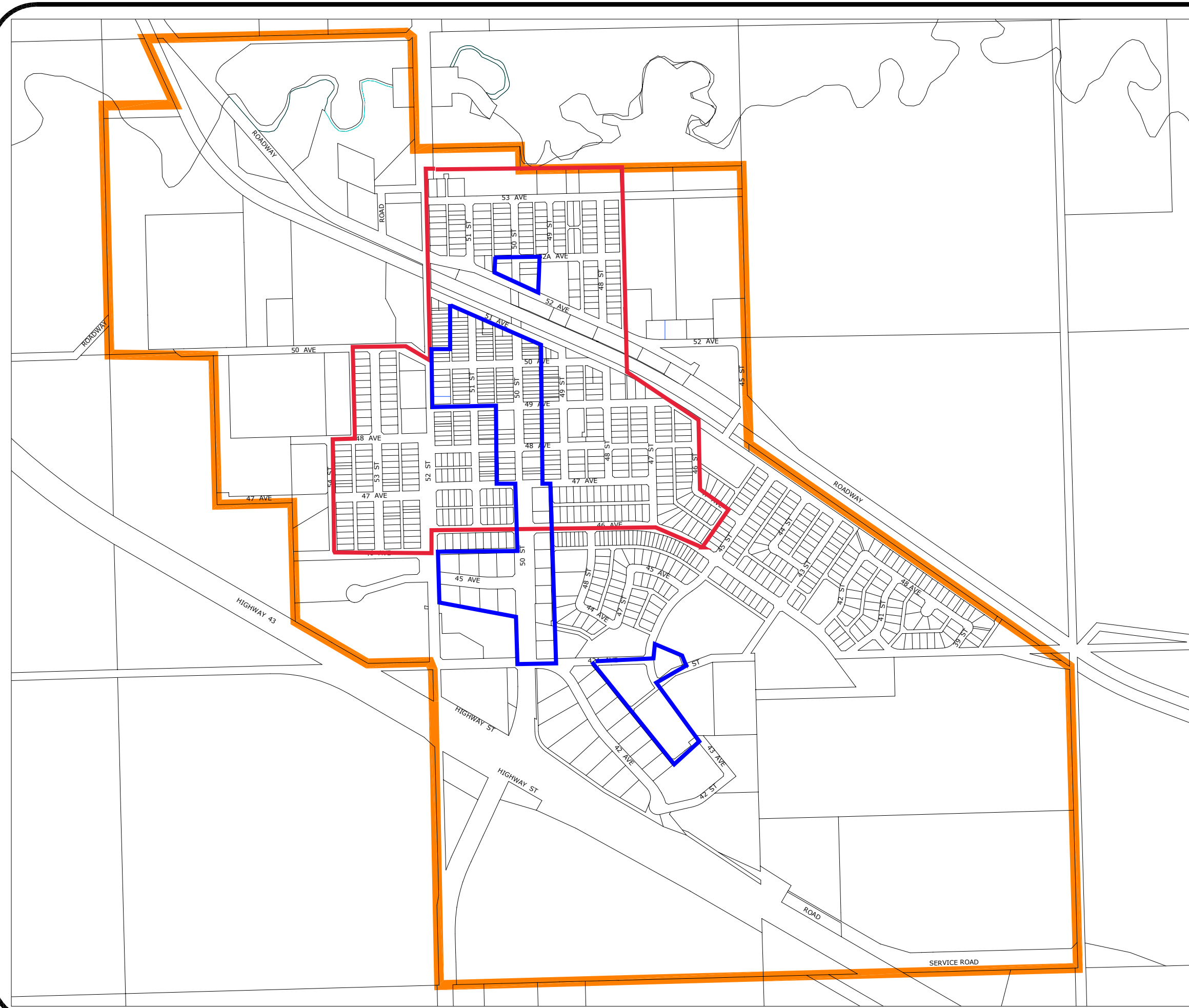
\$2,800.09

-\$ 858.00 (2019 Residential Minimum Tax)

\$1,942.09 Amount of Rebate

7. This policy is only applicable in those areas of Mayerthorpe noted below. It is not intended for areas where new housing is predominant. Any questions regarding the interpretation of this policy shall be decided by Mayerthorpe Town Council, who shall be the final authority on the matter.

End of Policy.



Mayerthorpe

Policy X-006 Redevelopment Infill Tax Rebates
Schedule "A"

- Residential
- Commercial

Revision Date: June 2020

Prepared by:  NORTH STAR PLANNING

