

MUNICIPAL DISTRICT OF BIG LAKES

TITLE:	Tax Concession Policy
APPROVED BY COUNCIL:	February 23, 2011
EFFECTIVE DATE:	February 23, 2011
MOST RECENT REVISION:	April 27, 2011
POLICY NO.	ADMIN-37

POLICY STATEMENT

The Municipal District of Big Lakes wishes to establish a fair and consistent means of granting tax concessions to promote economic growth within the municipal district. Section 347(1)(b) of the Municipal Government Act, RSA 2000 Chapter M-26 enables a council to cancel a property tax.

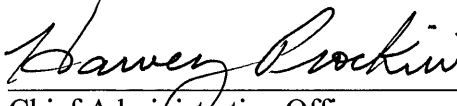
POLICY

1. The Municipal District may grant tax concessions on an annual basis to the registered landowner/developer responsible for payment of property taxes to the Municipal District of Big Lakes.
2. The Municipal District may grant concessions for the municipal portion of property taxes and does not include education or seniors' taxes or any local improvement taxes. All applicable requisitions or local improvement charges shall be paid as levied.
3. The registered landowner/developer is required to apply annually in writing for the tax incentive prior to June 30th.
4. Prior years' property taxes and all penalties must be paid in full prior to the Municipal District granting any tax concession.
5. The minimum qualifying criteria are as follows:
 - a) The threshold for the number of lots eligible for tax concessions shall be four (4) or more lots.
 - b) The period of tax cancellation will begin the year following the year that the subdivision has been registered with the Land Titles Office.
 - c) For the year the tax cancellation is approved, the total current taxes levied less the proposed municipal tax cancellation shall be paid by the tax due date.

- d) This policy shall only apply to vacant (undeveloped) lots and lots with new improvements.
 - i) "Improvements" is defined as a structure, any thing attached or secured to a structure, that would be transferred without special mention by a transfer or sale of the structure, a designated manufactured home, and machinery and equipment [Municipal Government Act, RSA 2000, Chapter M-26, Part 9, Sec. 284(1)(j)];
 - ii) "Spec Home" is defined as a single-family dwelling constructed by a builder or developer in anticipation of finding a buyer;
 - iii) Improvements, which includes spec homes, shall be of new construction only;
 - ii) Improvements, which includes spec homes, shall have a minimum assessed value of \$50,000 each;
 - iii) The threshold for the number of spec homes eligible for tax concessions shall be a minimum of three per subdivision;
 - iv) Each spec home shall be vacant to be considered under this policy;
 - v) The maximum number of years the spec home tax incentive shall be available is three (3) years;
 - vi) Improvements shall have an approved development permit application from the M.D. to be considered under this policy.
 - e) This policy shall only apply to titled lots without title transfer, signed offers to purchase, sales agreements, rent-to-purchase agreements, or any other sales agreements.
6. Failure by the applicant to comply with any of conditions within this policy will result in disqualification of the applicant from any further tax incentives.



Reeve



Chief Administrative Officer

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