

## TOWN OF BASHAW

**TITLE:** Community Improvement and Tax Incentive Program

**POLICY #:** 14.10

**EFFECTIVE DATE APPROVED BY COUNCIL:**

**RESOLUTION:** 017-2011

### **POLICY STATEMENT:**

The Town of Bashaw supports community improvement and rejuvenation on in-fill and privately owned lands through the use of a tax incentive program.

### **PURPOSE:**

To establish a written policy, approved by Council, to outline an effective process using municipal tax incentives, to encourage renewed neighbourhoods in residential and commercial areas.

#### 1. GENERAL:

##### 1.1 PROGRAM LENGTH

- Community Improvement and Tax Incentive Program is an annual program.
- Demolition permits for the demolition of an existing property shall be applied for, on or before, December 31 of the year of the program.
- The tax concession program will be transferred to the new owner should the property be sold within the three year term of the program.

##### 1.2 TAX EXEMPTION PERIODS:

- The period of tax exemption will begin with the year following the year that construction is completed in accordance with the approved development permit.
- Subject to Council having to approve the tax exemption for each exempted property on an annual basis, the period of the exemption shall be:
  - Three years for a qualified demolition and construction
- Land is eligible only once for this tax incentive program.

1.3 TAX EXEMPTION:

- Refers only to the municipal portion of the property taxes.
- The exemption applies to both the land and improvement taxes.
- The tax concessions are as follows

**Three years for a qualified demolition and construction**

First year building is completed ... 0 municipal taxes due on both building and land.

Second year building is completed 50% of assessed municipal taxes due on both building and land.

Third year building is completed 66% of assessed municipal taxes due on both building and land applies

Fourth year building is completed 100% of assessed municipal taxes due on both building and land applies  
And every year thereafter ..... taxes due on both building and land applies

1.4 ELIGIBLE DEVELOPMENTS

To qualify for this program all developments must conform to the Bashaw Land Use Bylaw and other pertinent regulations.

1.5 PROPERTY TAXATION:

- If the property taxes for any given year are not paid by July 31 of the taxation year, then the tax exemption for that year will be lost, regardless of when the taxes are paid.

1.6 CONSTRUCTION FOLLOWING DEMOLITION:

- Construction of the new improvement must begin within 90 days of the date of application for the demolition permit, in order to qualify for the three year exemption.

1.7 DEMOLITION:

- For the purposes of this program, a qualifying demolition is considered to occur only in those cases where a residence or commercial building that has become dilapidated through age is demolished, and a new structure is constructed in its place.
- Buildings that are demolished as a result of damage caused by fire, wind, storm, vehicle collision, or other catastrophic event do not qualify as a demolition for this program.

## 1.8 CONSTRUCTION PERIOD

- Construction of the building must be completed to the point of suitability for occupancy within eighteen months of the start of construction date on the building permit.
- This period may be extended by Council in the case of multi-family residential or large commercial developments.
- If this requirement is not met, then the applicant will lose the tax exemption for the first year of the program, and for each year that the project remains incomplete, after the original completion deadline, the corresponding year's exemption shall be lost.

## 1.9 DEVELOPMENT OFFICER:

- For the purpose of administering this program, the Development Officer has full authority in determining the dates of the Demolition Permit, start of construction, and completion of construction.

## 1.10 DISQUALIFICATION:

- Failure by the applicant to comply with any of the program regulations herein may result in disqualification of the applicant from the program.

## 2. RESIDENTIAL PROPERTIES:

- All privately owned residential lots qualify for the program except:
  - MHS – Manufactured Home Park lots

## 3. NON-RESIDENTIAL PROPERTIES:

- All C-1 Central Commercial, C-2 Highway Commercial and M Industrial lots qualify

## 4. ADDITIONS:

- Additions to existing improvements do not qualify for this program.

**TOWN OF BASHAW**

**Community Improvement and Tax Incentive Program**

**Application and Agreement**

<b>APPLICANT</b>		<b>TELEPHONE</b>	
<b>MAILING ADDRESS</b>			
<b>PROPERTY ADDRESS (CIVIC)</b>			
<b>LEGAL DESCRIPTION</b>	<b>Lot</b>	<b>Block</b>	<b>Plan</b>
<b>LAND USE DISTRICT</b>			
<b>EXISTING USE (to be demolished)</b>			
<b>PROPOSED DEVELOPMENT</b>			

I hereby make application to participate in the CIC Program. I fully understand the regulations and limitations of the program and my responsibilities in this regard.

I hereby give my consent to allow all authorized persons the right to enter the above lands and/or buildings with respect to this application only.

I acknowledge that in the case of a sale of the property during the term of the program, the refund shall be paid to the registered owner at the time that the taxes are paid.

\_\_\_\_\_  
DATE OF APPLICATION

\_\_\_\_\_  
SIGNATURE OF APPLICANT



***FOR ADMINISTRATION USE ONLY***

<i>Demolition Permit</i>		<i>Date of Issue</i>	
<i>Development Permit Approval Date</i>			
<i>Building Permit #</i>		<i>Date</i>	