

Village of Pense Residential Development Incentive Policy

1. Policy Statement

The Council of the Village of Pense wishes to create incentives to encourage residential development within the municipal boundaries of the Village of Pense. This policy statement defines this property tax exemption for new residential developments.

2. Policy Definitions

Council:

Council is defined as the Municipal Council of the Village of Pense.

Frontage Tax:

Shall mean either frontage taxes or local improvement levies.

New Construction:

Shall be defined as having a construction value of not less than \$100,000.00 based on the approved Building Permit.

Property Tax:

Shall be defined as current Municipal property taxes.

Relocations:

Shall be defined as homes moved from outside the municipal boundaries of the Village of Pense. These homes must meet the existing policies and bylaws of the Village of Pense. To be eligible for tax exemptions outlined in this policy homes relocated to the Village of Pense must have a fair value assessment, as determined by SAMA in the calendar year of relocation, of not less than \$100,000.00.

Tax Exemptions:

Shall mean the amount of municipal property taxes cancelled in any given year. In the event ownership of a property changes the tax exemptions remain with the property as long the property assessment remains taxable.

Tax Roll:

Shall mean the tax roll of the Village of Pense.

3. Policy

- 3.1 You must have a taxable assessment to qualify for any economic development incentives identified in this policy. Exempt properties paying full Grants-In-Lieu of taxes shall also be eligible.
- 3.2 The tax exemption shall be as follows:
 - Year 1 - 50 % Tax Exemption
 - Year 2-50 % Tax Exemption
 - Year 3-50 % Tax Exemption
- 3.3 If tax exemption is more than the current set minimum tax levy the minimum tax rate shall apply as per the Minimum Tax Bylaw.
- 3.4 Tax exemptions apply to the current annual levy(s) only and do not apply to any current penalties added to the tax roll. All property taxes not eligible for a tax exemptions, as well as all frontage taxes and local improvements, must be paid in full before tax exemption will be entered on the roll.
- 3.5 All outstanding accounts (receivable, utility etc) with the Village of Pense must be paid in full before the tax exemption will be granted.
- 3.6 The tax exemption period is the calendar year, beginning January 1st of the year immediately following the date of occupancy or the date approved for occupancy by the Village Building Inspector (whichever comes first).
- 3.7 In the event any municipal, school or frontage taxes or levies are unpaid at December 31st in the year of levy, the property shall immediately become ineligible to receive any further tax exemptions not already entered on the tax or assessment roll.
- 3.8 In the event an eligible property is sold, the tax exemption will transfer to the new owner subject to all other requirements of this policy.
- 3.9 All owners must make application to Council to be eligible to participate in this policy. Council shall issue written confirmation of approved tax exemptions.

- 3.10 The home must be occupied by at least one of the owner(s) as stated on the property title or a tenant in case of a rental property.
- 3.11 Minor renovations, garages, decks and storage sheds are specifically excluded from this policy regardless of their construction value or property assessment.
- 3.12 Tax exemptions shall not apply to any frontage taxes or local improvement levies.
- 3.13 The Village Administrator shall administer this policy.
- 3.14 This policy shall take effect on the date of adoption by resolution of Council.
- 3.15 The Village of Pense reserves the right to periodically review and modify this policy.

Adopted

133/2012
Resolution No.

September 13.2012
Date

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