



Policy No.: 2018-R-01

TOWN OF ROSETOWN INFILL RESIDENTIAL CONSTRUCTION INCENTIVE POLICY

1. PURPOSE:

Whereas the Town of Rosetown desires investment in the construction of new residential property for the purpose of economic development within the Town of Rosetown and to maximize and improve vacant or underutilized lots;

Whereas the Town of Rosetown desires the rejuvenation of existing neighbourhoods within the Town of Rosetown by encouraging new residential in-fill development as a way of supporting community growth while minimizing the need to expand the Town of Rosetown's water, sewer and street infrastructure;

Whereas section 298(5) of The Municipalities Act empowers the Municipalities to exempt or partially exempt, any property from taxation for the purpose of economic development;

Therefore; the Council of the Town of Rosetown hereby enacts the following Infill Residential Property Construction Incentive Program.

2. DEFINITIONS:

- a. "Duplex" shall mean a dwelling constructed on-site to house two families in two separate units both under one roof.
- b. "Improvements" shall mean any residential building that is assessable for the purpose of property taxation.
- c. "Multi-Family/Townhouses/Apartments/Condominiums" shall mean a building designed to house more than two families in more than two separate units under one roof.
- d. "Residential" shall mean a property located within an area that is zoned by the Town of Rosetown as residential.
- e. "Single Family Home" shall mean a dwelling constructed on-site to house one family.
- f. RTM (Ready to Move) Homes" shall mean dwellings that are constructed off-site and moved onto a permanent foundation, once on-site to house one family.

3. ELIGIBILITY:

- a. New residential and duplex construction for which a building permit has been approved.
- b. Trailers/Mobile Homes/Manufactured Homes are not eligible for this program.

- c. Multi-Family/Townhouses/Apartments/Condominiums are not eligible for this program.
- d. Expansions (Additions) to existing residential improvements are not eligible for this program.
- e. The construction of garages and sheds are not eligible for this program.

4. INCENTIVES:

- a. In the case of in-fill properties where the demolition of existing improvements is undertaken to facilitate the construction of new improvements tax abatements may be granted as follows:
 - i. Year #1 – 100% abatement of all property tax (excluding special levies) after the reassessment of the property once construction has been completed.
 - ii. Year #2 – 75% abatement of all property tax (excluding special levies).
 - iii. Year #3 – 50% abatement of all property tax (excluding special levies).
 - iv. Year #4 – 25% abatement of all property tax (excluding special levies).
 - v. Year #5 – Full Taxation rates shall apply.

School tax abatement is subject to the Provincial Government approval. If Provincial Government approval is not received the above noted property tax abatement shall only apply to the Municipal property taxes.

Development Levy is not included in the tax incentive program.

The Town of Rosetown hereby agree to waive the Transfer Station tipping fees regarding the demolition material received due to a demolition of an existing improvement in which the property owner will be constructing a new improvement under the Town of Rosetown Infill Residential Construction Incentive Policy, effective September 1, 2019.

- b. In the case of in-fill property where there is no requirement for the demolition of existing improvements to facilitate the construction of new improvements, tax abatements may be granted as follows:
 - i. Year #1 – 100% abatement of all property tax (excluding special levies) after the reassessment of the property once construction has been completed.
 - ii. Year #2 – 66% abatement of all property tax (excluding special levies).
 - iii. Year #3 – 33% abatement of all property tax (excluding special levies).
 - iv. Year #4 – Full Taxation rates shall apply.

School tax abatement is subject to the Provincial Government approval. If Provincial Government approval is not received the above noted property tax abatement shall only apply to the Municipal property taxes.

Development Levy is not included in the tax incentive program.

5. CONDITIONS:

- a. Any property taxes and/or special levies owing on the property on which construction is to occur must be paid in full to the Town of Rosetown before submitting an application.
- b. All taxes and special levies must continue to be paid on the property until construction has been completed.
- c. The value of the tax abatement will be based on the reassessment of the property once the construction of the new improvements has been completed.
- d. Construction will be considered completed when an occupancy certificate can be issued by the building inspector whose services have been engaged by the Town of Rosetown.
- e. Taxes on improvements under construction will not be levied during the construction period, providing that construction does not take more than one (1) year. If the duration of construction takes more than one (1) year, at the discretion of Council, the Tax abatement may be prorated in the year that construction is completed.
- f. Tax credits will be applied to the re-assessed property in the calendar year following the completion of construction.
- g. Tax credits are attached to the property itself and can be transferred to any new owner of the property. Tax credits will continue to be applied against the property taxes until such a time as all the tax credits are exhausted.
- h. In the event of the complete loss of the building, tax credits on the property will be discontinued.
- i. This program may not be combine with any other Town of Rosetown tax incentive program.

6. APPLICATION PROCESS:

- a. Completion and submission of Appendix A, Infill Residential Construction Incentive application.
- b. Submission of a Development application
- c. Submission of a Building Permit application.
- d. Submission of a demolition permit application (if applicable).
- e. Applications shall be submitted to Council for approval.

Approved by Council: May 22, 2018

Resolution No. 141-18

Amended: September 3, 2019 to add the waiving of tipping fees.

Civic Centre Subdivision does not qualify under this policy.

