

<p align="center"><u>POLICY TITLE</u></p> <p align="center">TAX INCENTIVE POLICY</p>	<p align="center"><u>POLICY NO.</u></p> <p align="center">17-02</p>	<p align="center"><u>EFFECTIVE DATE</u></p> <p align="center">March 13, 2017</p>
<p align="center"><u>ORIGIN</u></p> <p align="center">Administration</p>	<p align="center"><u>ADOPTED BY COUNCIL</u></p> <p align="center">March 13, 2017</p>	<p align="center"><u>AMENDED DATE</u></p>

Purpose: To promote and encourage the development of residential and commercial properties in the Town of Star City by giving a tax incentives for new construction, renovations and additions which increased the assessed value of a property, purchasing of an existing residence, new rental incentives and incentives for enrolling school age children at the Star City School.

This policy replaces all previous incentive programs offered by the Town of Star City and cannot be used in combination with any previous arrangement or other incentive at one time.

This Policy is intended for new residents to the Town of Star City.

1. DEFINITIONS

- a) "Building" means a building as defined in *The Municipalities Act*
- b) "Increased Assessed Value" means the amount of new improvement assessment value on field-sheets produced by the Saskatchewan Assessment Management Agency (SAMA)

2. GENERAL GUIDELINES

- a) Vacant town owned lots are sold at \$20.00 per frontage foot. These are considered un-serviced lots.
- b) The purchaser is responsible for the water & sewer installation of the property.
- c) The Town of Star City employees or Taylor's Trenching from Star City are the only authorized contractors to complete a water & sewer dig in Star City.
- d) The cost to dig water & sewer by the Town of Star City shall be as per Policy No. 16-04.
- e) There may be older infrastructure at the lot which can be used at the discretion of the property owner.
- f) The purchaser is responsible for any change of ownership fees
- g) Applicants must complete a Town of Star City "Application for Incentive" on the prescribed form.
- h) All outstanding accounts (taxes, receivables, utility, etc.) with the Town of Star City must be in a current position before the incentives will be granted.

- i) All tax incentive policies will come into effect for building and development permits issued after the incentive package is passed by council. The base tax will be levied until such time as a building permit has been issued and approved by Council and must be kept current.
- j) All required demolition, building and development permits must be completed and approved by the Town of Star City as part of the qualification for incentives.
- k) All education taxes levied on the qualifying property must be kept current. The tax exemption automatically ceases if the property taxes on the qualifying property go into arrears (greater than 30 days).
- l) The exemption period is by calendar year, beginning on January 1st of the year immediately following the substantial completion of the building permit as per building inspector or upon date of occupancy (whichever comes first) of the building or improvements. The Town of Star City will not assess new home construction or replacement in the year that construction begins.
- m) If the owner, prior to the end of the incentive time period, sells the qualifying building and or property for which incentives have been granted, the incentives shall end immediately - incentives are not transferrable.
- n) Full compliance with all of the Town of Star City zoning bylaws and building bylaw regulations, shall be required. Failure to submit required documents by the property owner or his/her agent result in the forfeit of all rights to the incentive provided in this policy.
- o) Any property that has been designated as a "municipal heritage property" will require Council approved prior to the issuance of any permit.
- p) Any incentive listed below cannot be used combined with any other incentive unless approved by Council.

3. NEW CONSTRUCTION/INFILL INCENTIVE

INCENTIVE - 1 year free municipal taxes upon substantial completion or occupancy date. School taxes will still be levied at the current rate.

CONDITIONS IN ADDITION TO THE GENERAL GUIDELINES

- a) Construction must be completed within one (1) year of issuance of the building permit, to be eligible for any incentive. Extensions can be issued upon written request of the applicant.
- b) Residences or dwellings which are not brand new construction and moved into Town are subject to inspection by the Town's building inspector prior to the approval of any building or development permits and is at the cost of the applicant.
- c) A two thousand (\$2000.00) performance bond will be required for any older houses moved into Town prior to approval of any building or development permits.

- d) Once the all conditions and stipulations have been met the performance bond will be refunded.
- e) Modular homes (CSA-A277 standard) and mobile homes (CSA-Z240 standard) are eligible for incentives providing that
 - i. Have been approved by the Town of Star City's Building Inspector for relocation into Town

4. RENOVATION AND ADDITION ABATEMENT

INCENTIVE the applicant will receive 80% rebate on all permit fees (building and development) once project is completed.

CONDITIONS IN ADDITION TO THE GENERAL GUIDELINES

- a) An incentive will only be applied if there is an increased assessed value in excess of twenty thousand dollars (\$20,000.00) on new construction of an existing building due to renovations or additions.
- b) In this incentive the applicant will be required to pay any building and development fees in full.
- c) The following are not eligible for this incentive
 - i. Decks and fences
 - ii. Replacement of exterior finish
 - iii. Re-roofing or re-shingling of roof
 - iv. Minor interior renovation or basement finish
 - v. Carports or an addition to an existing garage.
 - vi. Non-permanent or removable buildings.

5. EXISTING HOME INCENTIVE

INCENTIVE

Purchase an existing home as your principle residence within the Town of Star City and receive a tax credit of \$200.00 and a 1 MONTH FREE WATER TO A MAX OF \$96.00 credit on the utility bill.

CONDITIONS IN ADDITION TO THE GENERAL GUIDELINES

- a) To qualify for this incentive, the applicant must reside in the Town of Star City for 1 year.

SCHOOL AGE CHILDREN ENROLLED AT STAR CITY SCHOOL

INCENTIVE

Purchase an existing home as your principle residence within the Town of Star City and enroll your children in Star City School and receive a tax credit of \$500.00 and 2 Months of free water to a maximum of \$192.00 per family.

CONDITIONS IN ADDITION TO THE GENERAL GUIDELINES

- b) In order to qualify for this incentive your children must be enrolled at the school for 1 entire school term and be able to be verified by the Star City School.

6. NEW RENTAL INCENTIVE

INCENTIVE - Rent property as your principle residence in the Town of Star City and receive a 1 MONTH FREE WATER TO A MAX OF \$96.00 credit on your water bill. School Age children enrolled at the school will receive 2 months of free water to a max of \$192.00.

CONDITIONS IN ADDITION TO THE GENERAL GUIDELINES

- a) To qualify for this incentive you must reside in Star City for one (1) year.
- b) The utility account must be in the name of the renter not the landlord.
- c) Children must be enrolled at the school for 1 entire school term and be able to be verified by the Star City School.
- d) All accounts with the Town of Star City be current.

The above incentive package shall be authorized and implemented only be resolution of the Council of the Town of Star City and shall come into effect as of that date and shall remain in place for one (1) year. The Town of Star City reserves the right to review, eliminate and modify this policy.

Mayor

Administrator

**Town of Star City – Application for Tax Exemption Incentive
NEW CONSTRUCTION**

All Town of Star City tax incentive programs are designed to encourage the development of properties in the Town by giving property tax assessment exemptions on the improvement portion of the applicable property assessment on new and renovation development.

Conditions of Eligibility for the Tax Exemption – New Construction

	Construction completed and signed off by the Town of Star City Building Inspector
	Have education taxes been paid
	Utility bill up to date
	Building Permit fees paid
	Any other town bills not paid ie: dog/cat or accts rec.
	Children attending Star City School YES NO

Full Name of Applicant: _____

Civic Address: _____ Postal Code _____

Phone: (res) _____ (bus) _____

Legal Description of Property: Lot(s) _____ Block _____ Plan _____

Date of Issue of Building Permit: _____

Was a building demolished before the new development was constructed: Yes ___ No ___

Date of Demolition: _____

I/We, the undersigned, understand the conditions of eligibility outlined above and would like to apply for a conditional tax assessment exemption under the applicable tax incentive program.

Signed: _____ Date: _____

<p><i>FOR OFFICE USE ONLY</i></p> <p>APPROVED ()</p> <p>AMOUNT OF EXEMPTION \$ _____</p> <p>ROLL NO. _____</p> <p>RESOLUTION NO. _____</p> <p>COMMENTS</p> <p>_____</p> <p>_____</p>	<p>DENIED ()</p>
<p>SIGNED BY ADMINISTRATION</p> <p>_____</p>	

Town of Star City – Application for New Renter Incentive

All Town of Star City incentive programs are designed to encourage the development of properties in the Town by way of a credit on their utility bill \$96.00 max.

Conditions of Eligibility for the Utility Exemption – Renters

	Utility bill up to date	
	Any other town bills not paid ie: dog/cat or accts rec.	
	Children attending Star City School	NO

Full Name of Applicant: _____

Civic Address: _____ Postal Code _____

Phone: (res) _____ (bus) _____

Legal Description of Property: Lot(s) _____ Block _____ Plan _____

Move In Date: _____

Landlord Name: _____

I/We, the undersigned, understand the conditions of eligibility outlined above and would like to apply for a conditional Renter's exemption

Signed: _____ Date: _____

<p>FOR OFFICE USE ONLY</p> <p>APPROVED ()</p> <p>AMOUNT OF EXEMPTION \$ _____</p> <p>ROLL NO. _____</p> <p>RESOLUTION NO. _____</p> <p>COMMENTS _____</p> <p>COMMENTS _____</p> <p>COMMENTS _____</p> <p>SIGNED BY ADMINISTRATION _____</p>	<p style="text-align: center;">DENIED ()</p>
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Town of Star City – Application for Tax Incentive – Existing Dwelling

All Town of Star City tax incentive programs are designed to encourage the development of properties in the Town by giving property tax assessment exemptions on the improvement portion of the applicable property assessment on new and renovation development.

Conditions of Eligibility for the Tax Exemption – Existing Dwelling

	YES	NO
Children attending Star City School		
Have education taxes been paid		
Utility bill up to date		
Building Permit fees paid		
Any other town bills not paid ie: dog/cat or accts rec.		

Full Name of Applicant: _____

Civic Address: _____ Date Purchased _____

Roll No. _____ Utility Acct No. _____

Phone: _____

I/We, the undersigned, understand the conditions of eligibility outlined above and would like to apply for a conditional tax assessment exemption under the applicable tax incentive program.

Signed: _____ Date: _____

<p>FOR OFFICE USE ONLY</p> <p>APPROVED ()</p> <p>AMOUNT OF EXEMPTION \$ _____</p> <p>ROLL NO. _____</p> <p>RESOLUTION NO. _____</p> <p>COMMENTS _____</p> <p>COMMENTS _____</p> <p>COMMENTS _____</p> <p>SIGNED BY ADMINISTRATION _____</p>	<p style="text-align: center;">DENIED ()</p>
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