

Policy Title: <i>RESIDENTIAL DEVELOPMENT INCENTIVE POLICY</i>		Policy # 2012-004
Adopted by Council: 28 March, 2017		Modified by Resolution # 2017-125
Department Responsible: Council & Administration		Replaces #2015-293 # 2012-249 # 2012-004 # 2011-006
Purpose:	The purpose of this policy is (a) to increase the capacity for residential accommodation, thus fostering an environment for retention of residents and attraction of new residents; and (b) to increase the long term residential assessment in Village of Thorsby.	
Policy Statement:	The Council of the Village of Thorsby wishes to provide residential development incentives (a) to attract new residents to locate in the community; and (b) to encourage present residents to stay in the community.	
Definitions:	<u>Residential Development Incentive</u> That portion of the municipal property taxes on a residential property that may be forgiven in a given fiscal year.	
Guidelines:	<p>The Village of Thorsby encourages residents to apply for a five-year development incentive for new residential construction.</p> <p>Without limiting Council's discretion with respect to the reduction or other changes to taxes pursuant to section 347 of the Municipal Government Act, Council wishes to advise residents it is generally receptive to granting the following incentive for construction of all principal residential dwellings such as new homes, duplexes, multi-family dwelling, condominiums and apartment buildings:</p> <p style="padding-left: 40px;">First Year: 100% reduction in municipal property taxes for the year in which the construction commences on the property, as deemed by Council; Second Year: 100% reduction in municipal property taxes for the second year from the date of commencement of the construction; and Third Year: 50% reduction in municipal property taxes for the third year from the date of commencement of the construction; and Fourth Year: 50% reduction in municipal property taxes for the fourth year from the date of commencement of the construction; and Fifth Year: 25% reduction in municipal property taxes for the fifth year from the date of commencement of the construction.</p> <p style="padding-left: 40px;">For clarity, the percentages listed above relate only to the municipal (and not the education) portion of property taxes</p> <ul style="list-style-type: none"> • Properties with an existing house that will be demolished and a new single family or multi-family residential housing constructed on the same location will also be considered eligible for the incentive; provided demolition and building permit are 	

	<p>issued simultaneously and construction must be substantially completed within two years.</p> <ul style="list-style-type: none"> • New Modular or manufactured homes will also be considered eligible for the incentive; provided that the applicant must provide certification that the building complies with the current National Building Codes and updates • Development incentive agreement is transferable to a new owner who purchases the property before the expiration of the agreement • Additional assessment added to the original property, such as basement rooms, will receive the development incentive for the remaining period of the agreement • Taxes must be kept current; If the property goes into arrears Council will generally refuse any further reduction in taxes. • Construction of a residential home must be substantially completed within two years of issuance of building permit. • Existing owners of vacant land seeking to take advantage of this policy should apply for and start construction before December 2017.
<p>Important Notes:</p>	<ul style="list-style-type: none"> • This policy shall be reviewed by Council in December 2017 and could possibly be modified or cancelled as per future Council discretion. • Council reserves the right to cancel the policy at any time • Council makes no guarantee that any incentives offered will be given for subsequent years after initial approval • Incentives will only apply to the municipal portion of property taxes. • Nothing in this policy shall bind Council to offering the incentive to any particular applicant, nor shall it limit Council's discretion to make any other reduction, refund or deferral of tax permitted under the <i>Municipal Government Act</i>.

Commented [A1]: What does this mean?