



POLICY FIN.08 VILLAGE OF RYCROFT LOCAL IMPROVEMENT TAX

Department: Administration

Date Approved: May 21, 2019

Updated from: New

Council Resolution Number: 2019-5-21-127

PURPOSE: The purpose of this policy is to establish a framework for the implementation of local improvement taxes throughout the Village of Rycroft in a fair and equitable manner, taking into consideration the debt-load of the Village, the impact to ratepayers, and the impact on benefiting properties.

GUIDELINES:

Local improvements are capital construction projects that Council considers to be of greater benefit to a particular neighbourhood of the municipality than to the whole municipality, and that are to be paid for in whole or in part by a tax imposed as a local improvement. Examples include street paving, new sidewalks, curb and gutters, or the replacement of aging infrastructure such as water and sewer mains.

A local improvement plan must follow all guidelines set out in the *Municipal Government Act*, including describing the proposed local improvement and its location, identifying the properties and person(s) who will be liable to pay the local improvement tax, state whether the tax rate is based on assessment value of each individual parcel of land, unit of frontage, or unit of area. The plan must include the estimated cost of the local improvement, state the period over which the cost of the local improvement, including the cost the municipality will be paying. Calculations must be included to determine the revenue to be raised by the local improvement tax, and must state what other sources of revenue will be used.

Each project is valued based on the benefit to be derived by the property owner.

The Village must prepare a local improvement plan in accordance with the *Municipal Government Act* (MGA) whether initiated by the Village or by the Property Owners. In accordance with the MGA, if more than 2/3 or 67% of the benefiting property owners representing at least 50% of the assessed value of the local improvement area file a sufficient petition against the proposed local improvement, the Village will not proceed with the project.

No properties are exempt from local improvement charges. Village-owned properties are assessed in the same manner as privately owned properties.

Local improvement charges are included in the annual tax notice.

When paying out the balance of your local improvement charges, payment must be made in full.

For pavement, sidewalk, curb and gutter projects, the cost is shared 50%/50% between the Village at large and property owners, minus any available grant money.

Mayor

Chief Administrative Officer