

TOWN OF VIKING POLICY AND PROCEDURE HANDBOOK

New Commercial & Industrial Construction Property Tax Incentive

POLICY: Business Incentives Grants – 1.0

POLICY STATEMENT:

Council and Administration desires commercial; & industrial development within the Town of Viking to stimulate the economy and contribute to the Town's tax assessment base.

Responsibility and Commitment: Council has identified a need to provide an attractive business and industrial environment through a continued competitive tax regime and service provision as an objective of the Town of Viking:

Definitions:

Business incentive grant: A sum of money equivalent to the municipal portion of property tax attributable to the assessed value of the new business.

Town: The Town of Viking

Eligibility:

1. The construction of new commercial or industrial improvements on property within the Town of Viking that is zoned either commercial (C-1) or industrial (M-1).
2. Linear and machinery & equipment property (as defined by the Municipal Government Act) and vacant commercial or industrial land will not be eligible.
3. New development will be eligible provided a physical structure with a minimum of \$50,000 assessment value is constructed.
4. The construction of multi-family residential units, townhouses, apartment buildings and/or condominiums (in appropriately zoned areas of the Town of Viking) will be considered "commercial" for the purposes of this program.
5. A building and safety code permit must be in place and approved prior to construction.
6. Adjustments to assessment due to changes in Provincial assessment regulations (base year modifiers, inflation, and depreciation) and market value adjustments will not be included in the minimum assessment value for the purposes of determining eligibility and annual grant amounts.

Incentives:

1. The following Business Incentive Grant will be available subject to compliance with all provisions of this Policy:
Year 1 100% of the current year’s municipal levy
Year 2 75% of the current year’s municipal levy
Year 3 50% of the current year’s municipal levy
Year 4 25% of the current year’s municipal levy

GUIDELINES AND PROCEDURES:

1. The deadline for applications for a Business Incentive Grant is March 31st of each year. Applications received after the deadline will be accepted for a Business Incentive Grant the following tax year for payment in the subsequent four years.
2. Eligible landowners will have the option to apply for a Business Incentive Grant as follows:
 - a. When the development is 100% complete, or
 - b. When the development is partially complete. In this case, the Business Incentive Grant for Year 1 will be based on the assessed value at December 31st. The Business Incentive Grant for Years 2, 3 & 4 will be based on the incremental value of the development, excluding the assessed value at the previous December 31st.
3. The Business Incentive Grant will be calculated based on the property assessment as determined by the Town’s assessor at December 31st of each year.
4. The Business Incentive Grant will transfer to the new owner upon the sale of the business subject to all other provisions of this Policy. The new owner is responsible for advising the Town of a change of ownership and providing proof of the same.
5. The Business Incentive Grant will be discontinued if the eligible property tax account is in arrears. Arrears of taxes will void the Business Incentive Grant for the current and future years, and will not be reinstated once the arrears are paid.
6. This Policy will be effective for the 2017 assessment year (2018 tax year) and subsequent years.
7. Council at its sole discretion may back date the policy a maximum of one year.

COUNCIL APPROVAL MOTION #

DATE:

MAYOR