

# Village Of Donalda

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Box 160  
DONALDA, Alberta, T0B 1H0  
Phone: (403) 883 - 2345  
Fax: (403) 883 – 2022

**Policy Category: Office Policy**

**Policy Number: 10**

**Date Approved by Council: June 21, 2016**

**Date Reviewed and/or Amended by Council:**

**Policy Name: Tax Concession Policy**

Village of Donalda Tax Concession Policy Statement: The Village of Donalda will provide a tax concession program, available to the municipal portion of the taxes issued for:

- 1) Construction of a new single detached building or structure constructed on site
- 2) Development of a new modular or RTM home attached to a permanent foundation
- 3) A new mobile home that is factory built, skirted and placed on a permanent foundation or concrete piers.

All of the above developments can either be on vacant land purchased from the village or on privately owned land, provided the gross assessment of the building or structure will be greater than \$60,000.

## Tax Exemption Periods

- 1) The period of tax exemptions will begin with the year following the year that construction is completed in accordance with the approved development permit.
- 2) The period of exemption shall be over the period of five (5) years following the schedule outline below:

Year (after first assessment on new structure)	Municipal Taxes Exemption
1	80% exempt, 20% to be paid
2	60% exempt, 60% to be paid
3	40% exempt, 40% to be paid
4	20% exempt, 80% to be paid
5	0% exempt, 100% to be paid

### Construction Period

- 1) New construction must be completed to the point of suitability for occupancy within 2 years of the start of the date of the building permit.
- 2) If this requirement is not met, then the applicant will be disqualified from the tax concession program.

### Development Officer

- 1) For the purpose of administering this program, the Development Officer has full authority in determining the dates of the demolition permit, start of construction and completion of construction.

### Additional Details

- 1) Each tax concession granted will be in the form of a resolution of council.
- 2) Tax concessions will not be granted on properties in arrears of taxes or utilities.
- 3) Tax concessions will be cancelled and/or reversed if taxes or utilities are in arrears.
- 4) Council may consider other concessions options for special circumstances.
- 5) Each tax concession application must be made in writing each year before May 1 to the Village of Donalda Council.
- 6) The tax concession program is transferrable if property is sold before the tax concession period is complete. A new application will need to be made following the completion of the development.

**Application for Village of Donalda Tax Concession Program**

Property Owners Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Date Development Permit Issued : \_\_\_\_\_

Date for Construction to be Completed: \_\_\_\_\_

Estimated Assessed Value of New Building: \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant(s)

\_\_\_\_\_  
Date of Application

<p><b>For Office Use Only:</b></p> <p>Tax Roll Account #: _____</p> <p>Arrears: _____</p> <p>Approval Date: _____</p> <p>Motion #: _____</p> <p>Assessment : _____</p>
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