

**Title: Community Improvement Program
Policy – Incentive Program**



Policy No: 6101

**Approval: Town Council
Effective Date:**

Supersedes Policy No: none

Policy Statement: The Town of Hardisty believes that it is necessary to establish policy to provide incentive to owners to replace older decrepit buildings with newer, attractive looking improvements.

Purpose: To establish tax incentives to improve the community.

Principles:

1. GENERAL:

1.1 PROGRAM LENGTH

- CIP is an annual program
- Application for program are outlined in " Appendix A"
- Development permits for development on a vacant lot shall be applied for, on or before, December 31 of the year of the program.
- Demolition permits for the demolition of an existing property shall be applied for, on or before, December 31 of the year of the program.

1.2 TAX EXEMPTION:

- Refers only to the municipal portion of the property taxes.
- The exemption applied to both the land and improvement taxes.

1.3 ELIGIBLE DEVELOPMENTS

- To qualify for this program all developments must conform to the Hardisty Land Use Bylaw and other pertinent regulations

1.4 TAX EXEMPTION PERIODS

- The period of tax exemption will begin with the year following the year that construction is completed in accordance with the approved development permit.
- Subject to Council having to approve the tax exemption for each exempted property on an annual basis, the period of the exemption shall be:
 - 2 years for a qualified construction on a vacant lot
 - 2 years for a qualified demolition and construction

1.5 PROPERTY TAXATION:

- If the property taxes for any given year are not paid by June 30 of the taxation year, then the tax exemption for that year will be lost, regardless of when the taxes are paid.

1.6 CONSTRUCTION FOLLOWING DEMOLITION:

- Where a demolition is involved, construction of the new improvement must begin within 90 days of the date of application for the demolition permit, in order to qualify for the two-year exemption.

1.7 DEMOLITION

- For the purposes of this program, a qualifying demolition is considered to occur only in those cases where a residence or commercial building that has been become dilapidated through age is demolished, and a new structure is constructed in its place.
- Buildings that are demolished as a result of damage caused by fire, wind, storm, vehicle collision, or other catastrophic event does not qualify as a demolition for this program

1.8 CONSTRUCTION PERIOD

- Construction of the building must be completed to the point of suitability for occupancy within one year of the start of construction date on the building permit.
- This period may be extended by Council in the case of multi-family residential or large commercial developments
- If this requirement is not met, then the applicant will lose the tax exemption for the first year of the program, and for each year that the project remains incomplete, after the original completion deadline, the corresponding year's exemption shall be lost.

1.9 DEVELOPMENT OFFICER:

- 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.

1.10 DISQUALIFICATION:

- Failure by the application to comply with any of the program regulations herein may result in disqualification of the applicant from the programs.

2. RESIDENTIAL PROPERTIES:

- All residential lots qualify for the program except:
 - Town owned lots
 - All R2 mobile home lots qualify for the program when:
The existing manufactured home is replaced by a manufactured home meeting CSA standards and being new of less than three years old or new modular home, or newly constructed residential dwelling

3. ADDITIONS:

- Additions to existing improvements do not qualify for this program

TITLE: COMMUNITY IMPROVEMENT PROGRAM (CIP) (2007)

TOWN OF HARDISTY
Community Improvement Program (CIP)
Application and Agreement

APPLICANT		TELEPHONE #	
MAILING ADDRESS			
PROPERTY ADDRESS (CIVIC)			
LEGAL DESCRIPTION	LOT	BLOCK	PLAN
LAND USE DISTRICT			
EXISTING USE(to be demolished)			
PROPOSED DEVELOPMENT			

I hereby make application to participate in the CIP Program. I fully understand the regulations and limitations of the program and my responsibilities in this regard.

I hereby give my consent to allow all authorized persons the right to enter the above lands and / or buildings with respect to this application only.

I acknowledge that in the case of sale of the property during the term of the program, the refund shall be paid to the registered owner of the time that the taxes are paid.

 DATE OF APPLICATIONS

 SIGNATURE OF APPLICANT

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FOR ADMINISTRATION USE ONLY

Demolition Permit		Date of Issue	
Development Permit Approval Date			
Building Permit #		Date	

MAYOR:

MOTION:
