

CITY OF CORNER BROOK
2004 TAX RATES

1. **A REAL PROPERTY TAX** of not less than \$220 on every owner of real property within the City, and every owner of real property outside the City which is situated on, in or over, or under water and is accessible from land within the City; and the rate of tax shall be, subject to the minimum property tax:

Fully Serviced (Water and Sewer) - Commercial -14.5 mills or 7.5 mills property and 7.0 mills plus \$320 per unit water and sewer which includes a \$10 water levy and a \$10 sewer levy.

Fully Serviced (Water and Sewer) - Residential - 12.25 mills or 5.25 mills property and 7.0 mills plus \$240 per unit water and sewer which includes a \$10 water levy and a \$10 sewer levy.

Partially serviced (Water Only) - Commercial – 11.5 mills or 7.5 mills property and 4.0 mills plus \$310 basic charge per unit which includes a \$10 water levy.

Partially serviced (Water Only) - Residential – 9.25 mills or 5.25 mills property and 4.0 mills plus \$230 basic charge per unit which includes a \$10 water levy.

Unserviced – 6.5 mills only.

Metered – 8.0 mills plus meter rates.

Non-Taxable - Water and Sewer Rates only – 7.0 mills plus \$320 basic charge per unit which includes a \$10 water levy and a \$10 sewer levy.

Trailers - A real property tax rate of 7.0 mills.

All taxes so imposed shall be based upon the value of the real property so taxed as set down in the last Assessment Roll of the City, prepared in accordance with the

provision of the Assessment Act, 1986, (which real Property Tax shall be added to the Water and Sewer charges to constitute the Municipal Tax in accordance with established policy).

2. (i) **A BUSINESS TAX** shall be imposed on all individuals, partnerships, associations and corporations carrying on business in the City and the rate of Business Tax so imposed for each class of business (as attached) shall be fixed at:
- a. 8.6% (86.0 mills) Chartered Banks
 - b. 4.1% (41.0 mills) Oil Companies Bulk Storage Facilities
 - c. 3.6% (36.0 mills) Fish Plants, Financial Institutions (other than chartered banks) Insurance Companies
 - d. 2.7% (27.0 mills) Department Stores, Professional Businesses, Mail Order Houses, Communications, Private Schools, and all other professional operations - private or firms.
 - e. 2.25% (22.5 mills) Industrial
 - f. 2.20% (22.0 mills) Car Rentals, Car Sales, Commercial Garages/Automotive & Parts Sales & Repair Shops, Service Stations, Transportation Depots/Trucking Companies, Transportation Terminals,
 - g. 2.1 % (21 mills) Drug Stores, Dispensaries, Grocery Stores, Clothing Stores, Computer Sales, Electronic Repairs and Electronics Sales, Jewellery Stores, Music Stores, Shoe Stores, Sporting Goods/Equipment, Video Shops, Retail-Other, Hardware Stores, Building Supplies, Furniture/Carpet Stores, Wholesalers, Warehouses, Monument Sales
 - h. 1.925% (19.25 mills) All other businesses, including but not limited to, Hotels, Motels, Construction Companies/Services, Daycare Services, Personal Services, Bakeries, Barber Shops/Beauty Salons, Taxi Businesses, Convenience Stores, Convenience Stores/Gas Bars, Custom Workshops/Repairs, Retail-Residential, Restaurants, Taverns, Places of Amusement, Repairs/Commercial, Recycling

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- i. 1.825% (18.25 mills) Book Stores, Dry Goods/Fabric/Flower Shops, Photo Shops, Takeout Food Services
 - j. 1.650% (16.50 mills) Bed & Breakfasts and Hospitality Homes
 - k. .2% (2 mills) Nursing Homes

per annum of the assessed value of real property used by all individuals, partnerships, associations and corporations carrying on business, trade, or profession in respect of which a tax is imposed as determined by the Assessor, using the City assessment for real property assessed from time to time under the City of Corner Brook Act, 1990, and the Assessment Act, 1986.

- (ii) Where the real property tax is not applicable to a business because it has no fixed place of business, the business tax shall be set at the minimum rate of 2½% of the gross revenue of the business as set forth in Section(s) 146 and 150 of the City of Corner Brook Act, 1990; and Chapter 38, 1999.
- (iii) Where the amount of tax calculated under (i) or (ii) above is less than \$270, the minimum business tax shall be set at \$270. For home based businesses, paying an additional unit charge for municipal tax, the minimum tax will be reduced to \$50.
- (iv) Where the gross revenue of a business subject to tax under (ii) or (iii) above is less than \$10,000, the business tax shall be 1% of gross revenue, with a minimum charge of \$10.

The registration fee for new businesses will be \$25, to be set by regulation. Businesses are required to register for business tax prior to operating in the City. All business tax is due January 1st, or from the date the businesses commence.

- 3. **A POLL TAX** set at \$175 per annum.

4. **MONTHLY METERED WATER RATES** shall be \$2.00 for each 1,000 gallons (4,546 litres) for the first 2,000,000 gallons (9,092,000 litres) and 66 cents for each 1,000 gallons (4,546 litres) above 2,000,000 gallons (9,092,000 litres).

5. **EXEMPTIONS AND DISCOUNTS FOR SENIOR CITIZENS** shall be granted for domicile properties in accordance with the following formula:

Age 65 and over - Pay \$240 per unit, subject to taxable income not exceeding \$10,000 for single pensioner or \$11,000 for married pensioner and total income not exceeding \$20,000. Balance of taxes to be written off.

For the purpose of computing income, prescription drugs to the value of \$660 for a single person or \$1,320 for a couple may be considered if supported by receipts.

All requests for exemption must be supported by a copy of the Notice of Assessment from Canada Customs & Revenue Agency for the 2003 tax year. For the purposes of determining eligibility for the exemption, senior citizens 65 years and over may have one wage earner living in their dwelling, earning up to \$20,000 per year. Any other applicants would be subject to review of Council.

Senior citizens who will be 65 years of age or over during the 2004 fiscal year (1 January - 31 December 2004) will be entitled to a 10% discount off their Municipal Tax if they are in receipt of the Guaranteed Income Supplement under the Old Age Security Act.

Seniors must have contributed to the tax base of the City for 15 years and occupy the residential property (which is their principal place of residence) or the home must be permanently vacant. Discounts and exemptions will not be

granted on property which is rented. The applicant must be the assessed owner of the property.

Discounts will not be applied to interest or arrears.

6. **WIDOWS'/WIDOWERS' EXEMPTION** shall be based on taxable income of \$10,000 or less plus \$1,350 for each dependent up to a maximum of three dependents, total income not to exceed \$20,000. The basic charge of \$240 per unit shall apply. Proof of income and conditions are required as for senior citizens' exemption. Any other applicants will be subject to review of Council.
7. **DISABLED PENSIONERS** shall receive the same exemption under the same conditions as widows, except they shall be allowed \$1,000 for spouse.
8. **EXEMPTION FROM POLL TAX** shall be in accordance with Section 152 of the City of Corner Brook Act, 1990.

All applications for exemption shall be made on forms provided and shall be verified by documentation as acceptable by Council. All other conditions as applied in previous years shall remain in effect.

9. **A DISCOUNT OF 1%** shall be allowed on any Municipal Tax (Property and Water and Sewer Tax) paid in full, by cash, cheque or debit card, on or before 13 February 2004 and on any Business Tax paid in full, by cash, cheque or debit card on or before 31 March 2004.
10. **INTEREST ON ACCOUNTS:**
The rate will be 10.5% per annum. Interest will be applied monthly, compounded, to all accounts in arrears effective 1 January 2004. Such interest will be applicable to current year taxes effective 27 February 2004 for Municipal Tax, and 31 March 2004

for Business Tax. Interest will be calculated from date of tax billing. Any current year taxes paid prior to the discount date will not be charged interest. No discounts will be applied to interest charges.

11. **BUSINESS IMPROVEMENT AREA:**

A ten percent (10%) surcharge shall be imposed on the Business Tax levy, up to a maximum of \$1,000 per annum, in accordance with the Business Improvement Area Legislation.

12. The fee for tax certificates is \$50.

13. The rates for the eight week Summer Program are as follows:

<u>City Residents:</u>	1 st child	\$130
	2 nd child	\$110
	3 rd child	\$ 95

<u>Non Residents:</u>	1 st child	\$150
	2 nd child	\$130
	3 rd child	\$115

14. Play school fee is \$60 per child, per month.

15. The rates for recoverable works for residential properties are as follows:

Installation of water and sewer services	\$1,600
Installation of single water or sewer service	\$1,200
Installation of water, sanitary and storm services	\$2,000
Removal of rock in service trench	\$ 100 per linear meter
Removal and reinstatement of asphalt	\$ 80 per linear meter

Removal and reinstatement of sidewalk	\$ 200 per block of sidewalk
Deposit to excavate sewer	\$ 200
Install driveway culvert (minimum 1.5 meters)	\$120 per linear meter
Cutting down high-back curb on driveways	\$ 40 per linear meter

16. All other fees and charges remain the same, and are subject to periodic review by Council.

Madam Mayor, I now move the adoption of the 2004 tax rates.