

# COUNCIL REQUEST FOR DECISION

**MEETING DATE:** June 24, 2024

**SUBMITTED BY:** Carol Hounsell, Director, Finance

**PREPARED BY:** Gerard Del Rosario, Manager, Taxes & Utilities

**REPORT TITLE:** Property Tax Relief Request – Tax Roll 017602

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## EXECUTIVE SUMMARY

Pursuant to section 347 of the Municipal Government Act (MGA), a local property owner has requested tax relief in the form of compensation due to arbitration costs between the property owner and builder. Administration does not support this request.

## RECOMMENDATION

That Council denies the request to reduce property taxes outstanding with respect to the property described as tax roll 017602.

## COUNCIL HISTORY

N/A

## BACKGROUND / RATIONALE

In April 2021, Council adopted the Property Tax Relief Policy (Policy No. 12.02:14). The main objective of the policy is to provide Council a framework for the exercise of its discretion under section 347(1) of the MGA, when considering requests from property owners for property tax relief while taking into consideration the following principles:

- fairness and equity to all taxpayers;
- sustainability of municipal revenues;
- simplicity, transparency, and efficiency of the tax levy process; and
- predictability and stability

The policy also states that Council is not bound by precedent for any prior decisions it has made relative to requests for property tax relief.

Based on this policy, in reference to property tax roll #017602, Administration received a property tax relief request in the amount of \$11,100.00 which is to be applied to the outstanding tax balance of \$12,810.16. Total amounts outstanding as of May 6, 2024 include:

- 2022 tax levy of \$2,465.41, and penalties of \$1,105.05
- 2023 tax levy of \$3,603.60, and penalties of \$1,005.03
- 2024 tax levy of \$3,549.58, and penalties & registration of \$1,081.49

The recommendation to deny the request for reduction of taxes outstanding is based on Administration's analysis of considerations noted in Sections 6 and 7 of the Property Tax Relief Policy. Administration believes that this request does not meet the considerations set forth in sections 6(a) and 6(b) of the policy, and that granting a reduction would not

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demonstrate the principle of fairness and equitability to all taxpayers, as articulated under section 7(a). Additionally, per section 8, relief is generally available only for the current year taxes or penalties and this application is requesting multiple years of relief.

### STRATEGIC / RELEVANT PLANS ALIGNMENT

N/A

### ORGANIZATIONAL IMPLICATIONS

#### ADMINISTRATION:

There are no administrative implications.

#### RISK ANALYSIS: FINANCIAL / LEGAL:

Approving of the reduction will result in a loss of revenue in the amount of \$11,100.00.

MGA Section 347(1) states that if a council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without conditions:

- (a) cancel or reduce tax arrears;
- (b) cancel or refund all or part of a tax;
- (c) defer the collection of a tax.

#### IMPLEMENTATION / COMMUNICATIONS:

N/A

#### ALTERNATIVES:

Council could grant the request to reduce the taxes outstanding on tax roll 017602 by \$11,100.00.

Council could choose to reduce the taxes outstanding on tax roll 017602 by a different amount than the requested \$11,100.00.

### ATTACHMENTS

1. Policy No: 12.02:14 Property Tax Relief
2. Property Tax Relief Request Form 017602