

**RESORT VILLAGE OF MANITOU BEACH**  
**Residential Economic Development Incentive Policy**  
**as amended by motion #273/2015**

**1. Policy Statement**

The Council of the Resort Village of Manitou Beach wishes to create incentives to encourage residential development within the municipal boundaries of the Resort Village of Manitou Beach. This policy statement defines these property tax concessions for the new or renovated primary residences.

**2. Policy Definitions**

**Council** – is defined as the Municipal Council of the Resort Village of Manitou Beach.

**Frontage tax** – shall mean either frontage taxes or local improvement levies.

**New construction** – shall be defined as having construction value of not less than \$150,000.00 based on the approved Building Permit.

**Property assessment** – shall mean the assessment resulting from the new construction or relocated home as well as land assessment if the land was exempt in the previous year and was purchased from the Resort Village of Manitou Beach. The Saskatchewan Assessment Management Agency, or any other professional assessor appointed by Council shall determine the property assessment.

**Property tax** – shall be defined as current Municipal property taxes.

**Relocations** – shall be defined as homes moved from outside the municipal boundaries of the Resort Village of Manitou Beach in the Resort Village of Manitou Beach. These homes must meet the existing policies and bylaws of the Resort Village of Manitou Beach and have a construction value of not less than \$150,000.00 based on the approved Building Permit.

**Tax concessions** – shall mean the amount of property taxes cancelled in any given year. In the event ownership of a property changes the tax concessions remain with the property as long as the property assessment remains taxable.

**Tax roll** – shall mean the tax roll of the Resort Village of Manitou Beach.

**3. Policy**

3.1 No property taxes shall be levied on the improvement portion assessment resulting from the new or relocated dwelling in the calendar year in which construction commences.

3.2 Exempt properties paying full Grants-in-Lieu of taxes shall also be eligible.

3.3 Tax concessions shall be calculated only on the portion of the property taxes resulting from the new construction or relocation as defined in this policy statement.

3.4 Tax concessions for residential developments that meet the eligibility criteria established in this policy are as follows;

Year 1 shall be defined as (a) the date of the building permit approval or (b) another date established by motion passed by the Council of the Resort Village of Manitou Beach.

The tax concessions shall be as follows:

Year 1 – 100% assessment exemption

Year 2 – 100% assessment exemption

Year 3 – 50% assessment exemption – on completed final inspection report

- 3.5 In the event any municipal, school or frontage taxes or levies are unpaid at December 31<sup>st</sup> in the year of levy, the property shall immediately become ineligible to receive any further tax concessions not already entered on the tax or assessment roll.
- 3.6 Tax concessions remain with the property regardless of changes in ownership.
- 3.7 This Economic Development Policy will automatically be applied to all eligible construction.
- 3.8 Minor renovations, garages, decks and storage sheds are specifically excluded from this policy regardless of their construction value or property assessment.
- 3.9 Tax concessions shall not apply to any frontage taxes, local improvement levies or land levies.
- 3.10 The Village Administrator shall administer this policy.
- 3.11 This policy shall take effect on the date of adoption by resolution of Council and remain in force until December 31, 2018.

Amendments adopted by resolution #273/2015 on the 21<sup>th</sup> day of December, 2018.