

Town of Torbay's 2016 Tax and Fee Structure

Council adopted the 2016 operating budget in the amount of \$8,636,546.83 and an additional capital budget of \$4,376,174.80 with the following structure at a Public Council Meeting held on December 14, 2015.

PAYMENT OPTIONS

1. Payment made in full **April 1, 2016**.
2. Interest Free: Payment Plan for payment in full by December 30, 2016 interest free with postdated cheques or pre-authorized debit. Interest free option is valid only if all cheques, and pre-authorized debit transactions are made good. Interest will be reinstated if any of the above noted transactions are declined or returned NSF. A NSF charge of \$25.00 will be applicable.
3. Interac and Internet Banking services available.

INTEREST

1.25% monthly interest will be charged on any unpaid balance of any tax account owed to the Town of Torbay.

Please Note: All taxes are due and payable as of the invoice date.

PROPERTY TAX

Residential 6.7 Mills with a minimum tax of \$100.00

Commercial 10.5 Mills with a minimum tax of \$150.00

Other Discount

Residential property owners in receipt of the Guaranteed Income Supplement may be eligible for a 25% property tax reduction on the property tax invoice as it relates to their primary residents only. There is an application process to determine/confirm eligibility. Deadline for applications is April 1, 2016.

Residential property owners whose single net income is between \$0.00 and \$18,955.00 may be eligible for a 20% property tax reduction on the property tax invoice as it relates to their primary residence only. A family whose combined family net income is between \$18,955.01 and \$32,052.00 may be eligible for a 20% property tax reduction on the property tax invoice as it relates to their primary residence only. There is an application process to determine/confirm eligibility. Deadline for applications is April 1, 2016.

BUSINESS TAX

Business Application Fee \$100.00

General Business.....15 Mills

Includes all categories except the following and their applicable rates:

Farms.....1 Mills

Professional Services.....20 Mills

Large Retailer.....21 Mills

Banks.....86.5 Mills

Bed and Breakfast.....11 Mills

Construction.....17.3 Mills

Daycare.....6.64 Mills

Industrial.....20 Mills

Service Station and Convenience Stores.....16.7 Mills

Insurance, Investment, Financial.....24.6 Mills

Roadside Vendors.....\$50.00 annually

Home Based Business\$250.00 annually

No Fixed Place of Business.....\$400.00 annually

Public Utility.....2.5% Gross Revenue as per Act

Minimum Tax.....\$400.00

WATER AND SEWER TAX/FEEES

RESIDENTIAL TAX:

Water Only.....\$150.00 Annually Per Unit

Sewer Only.....\$150.00 Annually Per Unit

Water & Sewer.....\$300.00 Annually Per Unit

COMMERCIAL TAX:

Water Only.....\$200.00 Annually Per Unit

Sewer Only.....\$200.00 Annually Per Unit

Water & Sewer.....\$400.00 Annually Per Unit

Water and Sewer Connection Fee:

Hookup Fee to an existing house.....\$1500

Vacant building lot (where the owner/developer installs the laterals).....\$3500

Water only Hook-Up.....\$1750

Sewer only Hook-Up.....\$1750

Other Water & Sewer Fees:

Water and Sewer turn on or turn off, as per resident's request (Monday-Friday, 8:30am to 4:00pm).....\$25.00

Water and Sewer turn on or turn off, as per resident's request (After hours Monday-Friday and all day Saturday).....\$134.58

Water and Sewer turn on or off, as per resident's request (All day Sunday).....\$171.10

DEVELOPMENT

RESIDENTIAL DEVELOPMENT FEES AND PERMITS

Application Fees:

Residential Building Application Fee..... \$50.00*

Residential Sub-Division Application Fee (per lot)..... \$100.00*

Homes Based Business Application Fee..... \$100.00*

*Nonrefundable and payable in advance.

Permit Fees/Deposits

New homes/extensions/accessory buildings (over 30 sq. m).....\$2.00 per Sq. M

Accessory buildings less than 30 sq. m.....application fee only

Accessory Building Construction Deposit \$500.00

Basement Apartments..... \$2.00 Per Sq. M

Residential General Repairs/Renovations.....application fee only

Occupancy Permit Deposit.....\$400.00

Occupancy Permit Fee.....\$100.00

(Applicable to all new construction with the exception of Accessory Buildings)

Residential Development Fees and Permits cont'd:

Road Replacement Fee \$1500.00

(Applicable to all new construction when excavation work is required)

Road Damage Deposit (Refundable) \$1000.00

Municipal Servicing Installation Deposit\$1000.00

Road Service Levy on new subdivision development.....\$1000.00 per lot

Recreation Assessment Fee:

Per lot for all residential and commercial lots.....\$800.00 per lot*

*For all subdivision building lot approval, this fee is to be paid prior to the issuance of a development permit for the subdivision. For all other residential building lot approvals, this fee is to be paid prior to the issuance of a building permit.

Minimum Permit Fee\$50.00

Commercial Development Fees and Permits:

Application Fees:

Commercial Application Fee.....\$100.00**

Business Application Fee.....\$100.00

**All commercial and public buildings. Payable in advance and non-refundable.

Permits Fees/Deposits:

New construction/extensions/accessory buildings\$4.00 Per Sq.M

Accessory buildings less than 30 sq. m.....application fee only

Commercial General Repairs/Renovations.....application fee only

Change of Use.....\$100.00

Occupancy Permit Deposit.....\$400.00

Occupancy Permit Fee.....\$100.00

(Applicable to all new construction with the exception of Accessory Buildings)

Road Replacement Fee.....\$1500.00

(Applicable to all new construction when excavation work is required)

Minimum Permit Fee.....\$100.00

OTHER ASSESSMENT AND DEVELOPMENT FEES:

Residential Demolition.....\$50.00

Accessory Building Demolition Deposit\$1000.00

(Applies when old accessory building is not removed until the new one is constructed. Deposit to be released once the former building is demolished)

Driveway Access Deposit\$500.00

(Required when an additional driveway is requested. Released upon inspection and provided there is no road damage).

Commercial Demolition.....\$100.00

Plumbing Contractor License.....\$100.00

Stop Work Order Release Fee.....\$1000.00

Crown Land Processing Fee.....\$75.00

SIGNAGE

Permanent Sign Application Fee (No Permit Fee).....\$125.00

Portable Bold Signage (Rentable Signs) Application Fee.....\$50.00

Portable Bold Signage (Rentable Signs) Permit Fee.....\$30.00 for 3 months

BACKFILLING AND EXCAVATION

Application Fee..... \$100.00

Road Damage Deposit for 6-100 loads.....\$1000.00

Road Damage Deposit for 101-200 loads.....\$1000.00

Road Damage Deposit for 201-300 loads.....\$2000.00

Over 300 loads – Deposit will be determined by the Town at the time of application.

Please Note:

The cost of other fees and permits requested and not listed will be determined at the time of approval by the Torbay Town Council.

PROCESSING OF RESIDENTIAL, COMMERCIAL, OR PUBLIC DEVELOPMENT APPLICATIONS (COST RECOVERY)

Any cost incurred due to the processing of the above noted, including referrals to engineers, legal, planners, surveyors, public advertisements or any legitimate cost. The Town will provide a written estimate to the requesting party, with the full cost recovery amount being paid in advance as a deposit.

TOWN PLAN ZONING AND AMENDMENT FEE (COST RECOVERY)

The Town will provide a written estimate to the requesting party, with the full cost recovery amount being paid in advance as a deposit.

OTHER FEES:

DOG LICENSE FEES:

License Mandatory.....No Charge

1st Pickup (Licensed Dogs).....\$75.00

2nd Pickup (Licensed Dogs).....\$100.00

3rd Pickup (Licensed Dogs).....\$125.00

1st Pickup (Unlicensed Dogs).....\$100.00

2nd Pickup (Unlicensed Dogs).....\$125.00

3rd Pickup (Unlicensed Dogs).....\$150.00

Daily Impound Fee.....\$20.00

FACILITY RENTAL (HST where applicable)

Upper Three Corner Softball Field for Recreation Leagues.....\$30.00/per hour

Upper Three Corner Softball Field Weekend Rentals.....\$500.00

Kinsmen Community Centre – Children's Birthday Parties.....\$100.00

Kinsmen Community Centre – All Other Rentals.....\$125.00

CERTIFICATES AND LETTERS:

Tax Information.....\$50.00***

Tax Certificates.....\$75.00***

Compliance Letters.....\$150.00***

***Such requests are only processed if all municipal taxes, charges and town liens are paid in full. Minimum 3 days processing time.