

T O W N

OF

C O B O U R G



MEMO
TOWN OF COBOURG
CORPORATE SERVICES
IAN D. DAVEY
TREASURER
(905) 372-4301 EXT 4201
idavey@cobourg.ca

To: Mayor and Members of Council

From: Ian D. Davey - Treasurer

Re: Cancellation, Reduction or Refund of Taxes - THIRD REPORT 2017

Date: November 23, 2017

ORIGIN

Finance Department property tax adjustments.

BACKGROUND

Section 357 of the Municipal Act, 2001 provides the authority for a local municipality to cancel, reduce or refund all or part of the taxes levied if one of the following events occurs:

*** As a result of a change event, the property is eligible to be reclassified in a different class of real property.**

* The property has become vacant land during the year.

* The property has become exempt because it has been acquired by the Crown or a municipality.

* A building on the land has been destroyed or damaged during the year.

* A mobile unit on the land has been removed from the municipality.

* An owner has been overcharged due to a gross or manifest error that is clerical or factual in nature.

* Repairs or renovations to the property prevented the normal use of the property for a period of at least three months during the year.

In addition, Ontario Regulation 325/01 provides for a rebate of property taxes for vacancies in Commercial and Industrial Buildings when the entire building or a portion thereof has been vacant and unused for a period of at least 90 consecutive days during the year.

Taxpayers may also appeal the assessment of their properties which can lead to a reduction in their tax liabilities. These appeals may be settled on an informal basis as Minutes of Settlement or on a formal basis to the Assessment Review Board. When the Town is notified of these decisions, a tax adjustment is made either by way of a credit or a refund.

Section 361 of the Municipal Act, 2001 provides that every municipality shall have a tax rebate program for eligible charities for the purposes of giving them relief from taxes on eligible property that they occupy. The rebate is calculated based on 40% of the total taxes on that portion of the property occupied by the eligible charity.

The Town of Cobourg also provides a Heritage Tax Incentive for properties within the Commercial Core Heritage District to encourage the renovation and restoration of these properties. The amount of the grant is equal to the amount of the annual increase in the municipal portion of the taxes for such properties that is a direct result of a reassessment due to an approved restoration project.

TAX ADJUSTMENTS

Included with this report is a spreadsheet providing the background calculations to support tax adjustments for several properties. The net result of these changes is a reduction in taxes in the amount of **\$283,740.41**

FINANCIAL IMPLICATIONS

The net reduction in taxes included with this report amounts to \$283,740.41. This balance is shared with the County, and School Boards on the following basis:

	Sep 30, 2017	Year To Date	2017 Budget
Town of Cobourg	\$ (113,814.72)	\$ (1,049,873.34)	\$(800,000)
County of Northumberland	\$ (59,937.04)	\$ (565,801.81)	
Education	\$ (109,741.51)	\$ (1,084,951.99)	
DBIA	\$ (247.14)	\$ (220.06)	

RECOMMENDATION

That council pass a motion to approve the reduction of property taxes in the amount of \$283,740.41.



Ian D. Davey, BBA, CPA, CA
Treasurer

TOWN OF COBOURG

WRITEOFFS September 30, 2017

ASSESSMENT REVIEW BOARD AND / OR
MINUTES OF SETTLEMENT

September 30, 2017

ROLL #	ADDRESS	REASON	TAX YEAR	ASSESSMENT CHANGE	TAX CHANGE	TOWN	COUNTY	EDUC	DBIA
000.180.24000	21 White Street	Minutes of Settlement	2017	RT(\$4,565)	-68.73	-38.60	-21.96	-8.17	
000.130.09628	120 University Ave E #901	Minutes of Settlement	2017	RT(\$15,500)	-233.39	-131.06	-74.58	-27.75	
000.040.02679	95 Marisa Lane #101	Minutes of Settlement	2017	RT(\$33,000)	-496.88	-279.03	-158.78	-59.07	
000.100.06900	56 Swayne Street	Minutes of Settlement	2017	RT(\$3,500)	-52.70	-29.59	-16.84	-6.27	
000.240.17621	485 Foote Cresc	Minutes of Settlement	2017	RT(\$1,500)	-22.59	-12.68	-7.22	-2.69	
000.100.06900	245 Elgin Street W, #413	Minutes of Settlement	2017	RT(\$7,500)	-112.94	-63.42	-36.09	-13.43	
000.020.01810	136 Perry Street	Minutes of Settlement	2015	RT(\$67,313)	-256.62	-143.50	-80.04	-33.08	
		Minutes of Settlement	2016	RT(\$68,000)	-1,023.57	-570.74	-324.99	-127.84	
		Minutes of Settlement	2017	RT(\$69,250)	-1,042.69	-585.54	-333.19	-123.96	
000.180.12745	245 Elgin St W, Unit 512	Minutes of Settlement	2017	RT(\$23,250)	-350.08	-196.59	-111.87	-41.62	
000.100.06900	691 King St W	Minutes of Settlement	2017	RT(\$153,750)	-2,314.99	-1,300.03	-739.75	-275.21	
000.040.24302	79 King St, Level 1, Unit 1	Heritage Incentive Grant	2017	n/a	-427.25	-427.25			
000.040.24303	79 King St, Level 1, Unit 2	Heritage Incentive Grant	2017	n/a	-293.93	-293.93			
000.040.24304	79 King St, Level 1, Unit 3	Heritage Incentive Grant	2017	n/a	-618.13	-618.13			
000.040.24305	79 King St, Level 1, Unit 4	Heritage Incentive Grant	2017	n/a	-444.27	-444.27			
000.040.24306	79 King St, Level 1, Unit 5	Heritage Incentive Grant	2017	n/a	-480.86	-480.86			
000.040.24307	79 King St, Level 1, Unit 6	Heritage Incentive Grant	2017	n/a	-406.99	-406.99			
000.040.24308	79 King St, Level 1, Unit 7	Heritage Incentive Grant	2017	n/a	-434.31	-434.31			
000.040.24309	79 King St, Level 1, Unit 8	Heritage Incentive Grant	2017	n/a	-1,493.44	-1,493.44			
000.040.24310	79 King St, Level 1, Unit 9	Heritage Incentive Grant	2017	n/a	-574.30	-574.30			
000.040.24311	79 King St, Level 1, Unit 10	Heritage Incentive Grant	2017	n/a	-633.79	-633.79			
000.040.24312	79 King St, Level 1, Unit 11	Heritage Incentive Grant	2017	n/a	-589.65	-589.65			
000.200.09046	171 Armour Crt	Minutes of Settlement	2017	RT(\$6,750)	-101.63	-57.07	-32.48	-12.08	
000.110.10200	77 Orange Street	Structure Damaged by Fire	2017	RT(\$28,487)	-297.30	-166.96	-95.00	-35.34	
000.020.09800	1 King Street East	Class Change MT to RT	2017	RT\$367,505 MT(\$367,505)	5,533.48 -11,193.13	3,107.44 -6,721.30	1,768.21 -3,814.00	657.83 -657.83	
000.020.10600	37 - 39 King Street East	Class Change MT to RT	2017	RT\$311,325 MT(\$311,325)	4,687.59 -9,482.05	2,632.41 -5,693.82	1,497.91 -3,230.96	557.27 -557.27	
000.100.00800	256 - 262 Divisioni Street	Class Change MT to RT	2017	RT\$792,350 MT(\$792,350)	11,930.32 -24,132.68	6,699.71 -14,491.29	3,812.31 -8,223.09	1,418.30 -1,418.30	
000.150.10800	397 Ontario Street	Class Change CT to RT	2017	RT\$154,000 CT(\$154,000)	2,318.77 -5,236.29	1,302.15 -1,973.00	740.96 -1,122.69	275.66 -2,140.60	
000.020.01100	179 Church Street	Class Change CT to RT	2017	RT\$198,000 CT(\$198,000)	2,981.27 -6,732.38	1,674.19 -2,536.72	952.66 -1,443.46	354.42 -2,752.20	
000.140.05600	522 George Street	Amended Prop Assess	2017	RT\$1,625 XT(\$2,375)	24.47 -74.82	13.74 -30.43	7.82 -17.31	2.91 -27.08	
000.040.23800	47 King Street West	Amended Prop Assess	2017	RT(\$33,025) CT(\$25,700)	-497.25 -965.77	-279.24 -329.26	-158.90 -187.36	-59.11 -357.23	-91.92
000.210.20105	1011 Elgin St W	Minutes of Settlement	2017	CT(\$341,250)	-11,603.15	-4,371.99	-2,487.78	-4,743.38	
000.280.50020	CN Rail Yard	Minutes of Settlement	2017	CX(\$21,000)	-499.83	-188.33	-107.17	-204.33	
000.040.02497	148 Third Street	Amended Prop Assess	2017	GT(\$43,400)	-1,630.90	-556.03	-316.39	-603.26	-155.22

