



POLICY

POLICY NO: 2022-096
TITLE: Tax Deferral Policy
DEPARTMENT: Corporate Services

APPROVAL DATE: March 07, 2022

REVISION DATE:

Mayor: 

C. A. O.: 

Policy Statement:

The Town of Calmar recognizes the need to be adaptable with tax payments and penalties in an effort to help promote growth and development within the Town.

Reason for Policy:

The purposes of this policy are to:

- Help promote growth and development in the Town of Calmar by giving developers a penalty free deferral period for their land upon subdivision
- Help promote growth and development in the Town of Calmar by giving builders a penalty free deferral period for the properties upon purchase

Policy:

- Developers can apply to defer their property taxes for a period of up to two (2) years, penalty free from the time of submitting a subdivision application.
- At the time of a subdivided lot being sold, the developer will be responsible for payment of the outstanding taxes.
- The purchaser/builder will then also be able to apply for a two (2) year property tax deferral, penalty free.
- The purchaser/builder must apply for a development permit within the first year of ownership.
- The purchaser/builder will be responsible for the payment of the arrears at the end of the two (2) year period or at the time of sale.
- Lots that have already been subdivided will not be eligible for the first deferral option (subdivision). At this stage, only the purchaser/builder would be eligible to apply.

- If the property is already in arrears, the approved deferral application would qualify as a 'tax agreement' and this would pause the tax notification/auction process.
- If taxes are not paid at the end of the two (2) year period, penalties will be applied to the account in the third year. Regular tax recovery processes will resume.
- This policy applies to individuals, developers, builders, investors, corporations and industrial developers.