

# Heritage Property Tax Relief Program

## Information Sheet for Property Owners



### **Purpose**

The Town of Innisfil recognizes the important role that heritage buildings play, in contributing to the character and cultural identity of a community. Well-maintained heritage properties enrich our communities and offer all of us a sense of place. The Town of Innisfil is proud to have many properties that encompass a range of historical context and architectural styles and influences. We want to preserve the places that help tell the story of the settlement and growth of our Town.

Every property owner in Innisfil, whether heritage or not, is responsible for the normal upkeep and maintenance of their property. However, it is recognized that heritage properties may require unique care or additional maintenance than one would encounter with modern buildings.

Innisfil Town Council and County of Simcoe have expressed their support for heritage and recognition of the unique property maintenance costs and the community benefits by approving the establishment of the **Heritage Property Tax Relief Program**. In this package, owners of designated heritage buildings and others interested in designation will find all the necessary information regarding the Program and application for heritage property tax relief.



### **Program Eligibility:**

- The property must be designated as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*
- The program will require that the owners enter into either a Heritage Easement Agreement or a Preservation and Maintenance Agreement with the Town.

Eligibility Requirements continued:


- A Heritage Easement Agreement is a permanent agreement entered into between the property owner and the Town and registered on title to the eligible heritage property. It identifies elements of a building which are to be retained in perpetuity and may also set out permitted alterations and developments.
- A Heritage Preservation and Maintenance Agreement is an agreement with the Town of Innisfil and the property owner respecting the continued preservation and maintenance of the property. This type of agreement would not be transferable to future owners.
- A property must not be in tax arrears at any time. Should a property fall into tax arrears during the period of program participation, it shall automatically forfeit any rights to tax relief and shall be cancelled from the program until the situation is resolved.
- The owner of an eligible heritage property must complete an application in the form prescribed by the Town of Innisfil.
- If the property is sold while receiving the Heritage Tax Rebate, the new owner must re-submit an application to be eligible for the program.

**Calculation of Tax Relief**

Municipal Property taxes are comprised of three (3) components:

- Municipal tax
- County tax
- Provincial Education tax

The amount of the annual Heritage Property Tax Rebate is 30 percent on the eligible historical portion of the property for the Municipal and Provincial Education Tax (School Board) share of the property taxes.



The Heritage Tax Relief shall be calculated based upon the value of the Eligible Heritage Property as assessed by the Municipal Property Assessment Corporation (MPAC).

The Town may request that MPAC determine the assessment of the building or structure, or portion of building or structure that is attributable to the Eligible Heritage Property.

If the assessment of a Property for a year changes as a result of proceedings under the *Assessment Act*, R.S.O. 1990, c. A.31, as amended, the Heritage Tax Relief shall be re-determined using the new property taxes based on the new assessment subject to the availability of funding.

#### **Program Subject to Council Approval and Funding**

The Heritage Property Tax Relief Program set out in the By-law is subject at all times to the availability of funding for the program. The program may be eliminated by Innisfil Town Council and/or the Simcoe County Council through repeal of the By-law at any time with no prior notice whatsoever to affected persons. The program shall be administered through the Town of Innisfil in conjunction with the Innisfil Municipal Heritage Committee.

#### **Program Subject to Provincial Regulations**

This Heritage Property Tax Relief Program is subject to any regulations that the Minister of Finance may make governing By-laws on tax refunds and reductions for heritage properties.

#### **Application Details**

An application must be completed in full by an owner regarding a property to be considered for a Heritage Property Tax Relief.

**There is an application fee of \$50.**



The owner of an eligible heritage property **must apply on the prescribed form no later than the last business day of February in the year following the year for which the owner is seeking to obtain the Heritage Property Tax Relief**. Applications received outside of this time frame will not be considered.

Applications should include submission of a current photograph of each elevation of the building (north, south, west, and east) and the date of the photograph.

Once approved, an eligible heritage property owner may continue to participate in the Heritage Tax Refund program for up to three (3) years by submitting that request in writing to the Town by the same deadline specified in Section 2.1 of this By-law. After three (3) refunds, the Applicant must make a new application for the Eligible Heritage Property to be considered for a subsequent Heritage Tax Rebate.

### **Inspection**

Each year, upon application, the owner must consent to the Town conducting an inspection to ensure that the owner is in compliance with the relevant Heritage Agreement or By-law.

### **Non-Compliance with Agreement**

No Heritage Property Tax Relief will be given under the By-law where the Town of Innisfil and County of Simcoe determines that the relevant Heritage Agreement or By-law is not complied with to the satisfaction of the Town.