

The assessment notice provides details of the amount, term, and the annual rate, etc. The payout notice provides the rate of interest and the annual and payout amounts.

If you choose not to pay the full amount, the charges are automatically applied to your annual property tax bill.

You may request a payout balance at any time during the term of the bylaw. Interest charges are included up to that year only.

Local Improvement balances can be paid out in full at any time during the term of the bylaw. Once paid, the interest charges are applied up to that year only.

Disagreeing with my Assessment

After receiving the Local Improvement Assessment Notice, property owners can appeal to the Assessment appeal board within 30 days from the mailing date of the Assessment Notice.

Items for appeal include:

- Incorrect assessable amounts
- Incorrect owners assessed
- Incorrect Calculations

In many cases, assessment complaints can be resolved without going through the appeal process. For this reason, property owners should contact the Town Hall before filing a complaint. Town representatives meet with the property owner to explain the assessment and review the complaint. Resolving complaints in this manner saves time and expenses for both the property owner and the Town.

The uniform cost rates cannot be appealed.

Local Improvement FAQ's

Do I have to pay if I don't support the local improvement project?

Once the Council approves the project and construction has been completed, all property owners affected by the improvement are required to pay their assessed cost, even if they are opposed to the project.

Who Does the Construction Work?

Generally, local improvement projects are tendered out to private contractors.

Town of *HAY RIVER* Local Improvements



Hay River Town Hall
100-62 Woodland Drive,
Hay River, NT X0E 1G1
Phone: 867-874-6522
Fax: 867-874-3237
Email: townhall@hayriver.com

For more information visit the Town Website
www.hayriver.com

Defining Local Improvements

Local improvements are construction projects that Council considers to be of greater benefit to a particular area of the municipality than to the whole municipality. Examples include street or lane paving, driveway crossing construction, new sidewalks and curbs and gutter.

The full costs for those improvements are charged to the benefitting property owners.

Governing Local Improvements

The Cities, Towns and Village Act provides statues for the administration of local improvements.

What Regular Taxes Cover

Regular Taxes are used to finance Town operations and maintain existing infrastructure, snow and ice control, sweeping and essential services, such as Police and Fire.

Process of Local Improvements

The process is outlined in section 117, 118 & 119 of the Cities, Towns and Villages Act.

1. The Town will give 1st reading to a bylaw which sets out:
 - The Nature of the local improvement
 - Which parcels of real property will benefit from the improvement
 - Total estimate cost
 - Total estimated amount to be levied and the period over which it would be payable and accepted terms of repayment
2. Before 2nd reading of the bylaw, the Town will;
 - Conduct a public meeting with 14 days notice
 - Ensure a notice of intent to make the local improvement is distributed to every property holders required to pay local improvement charges
3. Before 3rd reading, written consent will be obtained from 60% of persons who would be required to pay the local improvement charges which must represent at least 50% of the assessed value of all real property in respect of which the local improvement charges will be levied.

Assessing (billing for) a Local Improvement

The Town uses the word “assessing” to indicate how a property owner will be billed of charged for a local improvement.

Properties benefitting from a local improvement are assessed in a fair and equitable manner, according to provisions in the Cities, Towns and Villages Act. The cost of a local improvement may be assessed against:

- Properties that about the work
- Properties that don't about the work but benefit from it
- Both of the above

No properties are exempt from local improvements assessments. Town owned properties are assessed in the same manner as privately owned properties (i.e. pay their share).

How is the Cost Determined?

For common types of residential local improvements, like curbs, gutters, and sidewalks, uniform tax rates for each type of improvement are approved by Council. The rates are based on actual construction cost. The cost for a property owner is calculated by dividing 1/2 the total cost by the number of properties benefitting from the local improvement.

The total cost of the improvements is calculated. The Town would pay 50% of the cost and the number of area property owners would cover the other 50%.

The Town will offer three repayment options for the improvements tax which could be added to your annual property tax bill:

1. Lump Sum payment **or**
2. Yearly payment for a period of 5 years **or**
3. Yearly payment for a period of 10 years

Paying for Local Improvements

Each property owner has three options for payment once construction is completed.

1. Payment of the full amount (no interest included)
2. Annual payments that are included in the property tax bill for the term of the bylaw with a typical bylaw term of 10 years. Interest is included and interest is fixed for the term.
3. Partial or entire payments can be applied to the account anytime.

In the year following construction, affected property owners will be mailed a local improvement assessment notice and a payout notice.