

Town of Torbay's 2024 Tax and Fee Structure

Council adopted the 2024 Budget in the amount of \$18,293,488 with the following tax and fee structure at a Public Council Meeting on December 11th, 2023.

PROPERTY TAX

Residential **7.60** Mills with a minimum tax of \$100.00
Commercial **12.40** Mills with a minimum tax of \$150.00

TAX PAYMENT OPTIONS

1. Payment made in full by **March 31, 2024**, via cash, cheque, Interac debit, or internet banking services.
2. Interest Free installments via postdated cheques or pre-authorized debit, with payment in full by **December 31, 2024**. 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. An NSF charge of \$25.00 may be applicable.

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.

DISCOUNTS

1. 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 residence only. There is an application process to determine/confirm eligibility. Deadline for applications is **June 30, 2024**.
2. Single residential property owners whose single net income is below \$21,168 or a family whose combined family net income is below \$50,736 may be eligible for a 20% property tax reduction as it relates to their primary residence only. There is an application process to determine/confirm eligibility. Deadline for applications is **June 30, 2024**.

TAX DEFERRALS

Residents of the Town of Torbay whose combined family income is less than \$20,000 will be eligible for interest exemption on their principal place of residence. No interest will be charged commencing the time eligibility for low-income exemption is first established. The water and sewer tax plus a portion of the property tax based on family income must be paid, the remainder can be deferred upon request.

The amount of property tax subject to deferral will be reduced by 5% for each \$1,000 of income earned over \$20,000 to a maximum of \$40,000. All taxes owing, including any amounts deferred, and unpaid at the time a property is sold or transferred will become due immediately upon sale or transfer by the owner. Eligibility for interest exemption and tax deferral will be reviewed annually and will require proof of income in the form of the Canada Revenue Agency's income tax assessment of the prior year. Failure to pay any amounts due in the current year will result in interest charges and collection activities being reinstated.

WATER AND SEWER TAX/FEEES

Residential Tax:

Water Only \$225.00 Annually Per Unit
Sewer Only \$150.00 Annually Per Unit
Water & Sewer \$375.00 Annually Per Unit

Commercial Tax:

Water Only \$275.00 Annually Per Unit
Sewer Only \$200.00 Annually Per Unit
Water & Sewer \$475.00 Annually Per Unit

Water and Sewer Connection Fees (Residential / Commercial):

New Construction

Water \$1,750
Sewer \$1,750

Existing Developments

Water \$750
Sewer \$750

Other Water and Sewer Fees:

Water and Sewer turn on or turn off, as per resident's request (Monday-Friday, 8:30am to 4:00pm) \$30.00
Water and Sewer turn on or turn off, as per resident's request (After hours Monday- Friday and all-day Saturday) \$143.00
Water and Sewer turn on or off, as per resident's request (All day Sunday) \$190.00

BUSINESS TAX

General Business 17.15 Mills
Includes all categories except the following and their applicable rates:
Farms 1.10 Mills
Professional Services 22.85 Mills
Large Retailer 24.00 Mills
Banks 98.85 Mills
Bed and Breakfast 12.60 Mills
Construction (including quarries) 19.75 Mills
Daycare 7.55 Mills
Industrial 22.85 Mills
Service Station and Convenience Stores 19.10 Mills
Insurance, Investment, Financial 28.15 Mills
Personal Care Homes 9.15 Mills
Mobile Vendors (Special Events License) \$ 50.00
Mobile Vendors (Annual License) \$ 400.00
Mobile Vendors (Town Hosted Event) Free
Home Based Business / Home Occupation \$ 250.00
Public Utility 2.5% Gross Revenue as per Act
Minimum Tax \$400.00

SIGNAGE

Permanent Sign Application Fee (No Permit Fee) \$125.00
Portable Signs/Bold Signs/Rental Signs \$100.00 per sign per year

QUARRIES

Quarry Application Fee \$100.00

GARBAGE BIN RENTAL

Garbage Bin rental fee \$ 35.00

FACILITY RENTAL (HST WHERE APPLICABLE)

Upper Three Corner:

Senior Softball Field:

Recreation Leagues \$50.00 per hour (includes lights)
Weekend Rental \$560.00

Junior Softball Field \$35.00 per hour Soccer Field \$40.00 per hour
Multi-Purpose Complex \$60.00 per hour Softball Building Complex \$60.00 per hour

Torbay Common:	Non-Prime Hours M-F 8:30 am – 2:30 pm	Prime Hours M-F 2:30 pm – 11:00 pm Saturday and Sunday
MULTIPURPOSE ROOMS (3 AVAILABLE)		
Per room (hourly)	\$30.00	\$36.00
GYMNASIUM - HALF		
Half Gym (hourly)	\$30.00	\$36.00
GYMNASIUM - FULL		
Full Gym (hourly)	\$46.00	\$56.00

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*
*Non-refundable and payable in advance.

Permit Fees/Deposits:

New Construction/Extensions \$ 550.00
Basement Apartment \$ 250.00
Accessory Buildings / Decks / Patios / Pools over 30 m² \$ 150.00
Accessory Buildings / Decks / Patios / Pools less than 30m² \$ 50.00
Accessory Building Construction Deposit \$ 500.00

(Accessory Building Deposit \$1,000 when removing existing after new accessory Building constructed)

(No building construction deposit is required for accessory buildings 11m² or less unless electrical is being installed)

New Home/Renovation Deposit \$ 500.00
Residential General Repairs/Renovations application fee only
Residential Demolition application fee only
Minimum Permit Fee \$50.00

COMMERCIAL DEVELOPMENT FEES AND PERMITS

Application Fees:

Commercial Development Application Fee \$ 100.00**
**All commercial/business/development applications. Payable in advance and non-refundable.

Permits Fees/Deposits:

Accessory Buildings / Decks / Patios \$4.00 per sq. m
Accessory Buildings / Decks / Patios less than 30 m² \$ 100.00
New Construction / General Repairs/Renovations / Extensions
Construction Cost (up to \$100,000) \$ 9.00 / \$1,000 (min \$100)
Construction Cost (over \$100,000) \$900 plus \$ 7.20 / \$1,000 over \$100,000
Renovation Deposit \$500.00
Change of Use \$ 100.00
Commercial Demolition Application fee \$ 100.00
Commercial Demolition Deposit \$ 1,000.00
Minimum Permit Fee \$100.00

OTHER ASSESSMENT AND DEVELOPMENT FEES:

New Construction Deposit (Commercial) \$ 1,000.00
Occupancy Permit Fee \$100.00
(Applicable to all new construction with the exception of Accessory Buildings)
Road Replacement Fee \$1,500.00
(Applicable to all new construction when excavation work is required)
Road Damage Deposit \$1,000.00
Municipal Servicing Installation Deposit \$1,000.00
Driveway Access Deposit \$500.00
(Required when an additional driveway is requested. Released upon inspection and provided there is no road damage).
Curb and Sidewalk Cut Deposit \$1,000.00
Curb only or Sidewalk only Cut Deposit \$500.00
Plumbing Contractor License (annual fee) \$100.00
Stop Work Order Release Fee \$1,000.00
Road Service Levy on new subdivision development \$1,000.00 per lot
Recreation Assessment Levy for all residential and commercial lots \$800.00 per lot*

*For all subdivision building lot approvals, 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.

BACKFILLING AND EXCAVATION

Application Fee \$100.00
Road Damage Deposit for 6-100 loads \$1,000.00
Road Damage Deposit for 101-200 loads \$1,500.00
Road Damage Deposit for 201-300 loads \$2,000.00
Over 300 loads – Deposit will be determined by the Town at the time of application.

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 in paper, 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.

Public Notice Mail Out Fee \$35.00

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.

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 5 days processing time.

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.

