

CITY OF HUMBOLDT

BYLAW NO. 05/2023

A BYLAW OF THE CITY OF HUMBOLDT TO PROVIDE A PROPERTY TAX INCENTIVE FOR THE DEVELOPMENT OF RESIDENTIAL HOUSING UNITS

WHEREAS, section 262(3) of *The Cities Act*, and section 21(1) of *The Education Property Tax Act* authorizes a Council by bylaw to exempt from taxation in whole or in part any land, improvements, or business; and

WHEREAS the City of Humboldt wishes to incentivize the development of additional residential living units;

NOW THEREFORE, the Council of the City of Humboldt in Council assembled enacts as follows:

1. This Bylaw may be cited as the “RESIDENTIAL CONSTRUCTION INCENTIVE”.
2. The intent of this Bylaw is to provide properties with a property tax exemption from the tax increase that would normally result from eligible construction that increases the number of residential dwelling units for a defined exemption period.
3. **“ELIGIBLE CONSTRUCTION”** is building construction that is undertaken pursuant to a building permit issued between January 1, 2023 and September 1, 2026 and is compliant with all relevant permits and regulations.
4. The **“TAX INCREASE”** is the increase in the property tax amount, including all municipal and education property taxes, resulting from new construction or renovations that increase the number of residential dwelling units on a property.
 - a. Taxation increases resulting from annual mill rate changes, Local Improvement costs, effects of reassessment, and all other reasons unrelated to the assessment increase from the development of additional residential units, are not to be included as part of the eligible tax increase.
5. The **“EXEMPTION PERIOD”** is the period of time from when building construction begins and ends on December 31st at least three calendar years after the date that the property was determined to be “reasonably fit for occupancy” by the Assessor.
6. **“RESIDENTIAL DWELLING UNIT”** is a “Dwelling Unit” as defined in the Zoning Bylaw and includes any structure defined as a “Dwelling” within the Zoning Bylaw, as well as

“Manufactured Dwellings”, “Residential Care Facilities”, and “dwellings units accessory to other permitted uses”.

7. The terminology utilized in this Bylaw is for a property tax “exemption”, however to achieve the intents of the Bylaw the actual process might incorporate tax abatements, or tax exemptions, or waiving of license fees, or other procedures.
8. In instances where a property had an existing residential dwelling unit that was demolished or otherwise removed to facilitate the construction of a new residential dwelling unit, the TAX INCREASE will be calculated on the basis that the property was previously a vacant lot.
9. In instances of modular homes moved into an approved R5 zone that is subject to monthly trailer licensing fees, the principles of this incentive will apply as much as practical to the monthly trailer licensing fees. The incentive will waive up to 36-months of trailer fees for each net additional eligible modular home added. The calculation of total incentive for an approved trailer park will be reconciled in a manner where the removal of any existing modular home will reduce the calculated incentive.

Mayor: Michael Behiel

Acting City Clerk: Donna Simpson

INTRODUCED AND READ A FIRST TIME THIS 24th DAY OF JULY 2023.

READ A SECOND TIME THIS 24th DAY OF JULY 2023

READ A THIRD AND FINAL TIME THIS 24th DAY OF JULY 2023.