

West Jasper
Pentecostal

Islamic Missionary
Association

Edmonton

Tax Refunds, Deferrals and Cancellations

- Overview
 - Council authority
 - C-543 Policy - Retroactive Municipal Tax Refunds
- Current State
- West Jasper Place Pentecostal Living Waters Assembly...
- Islamic Missionary Association

Overview

- All properties, unless otherwise stated in the Municipal Government Act, are subject to property tax
- Religious and Non-Profit Organizations can be exempt from taxation if they meet the legislation's criteria
 - Primary criteria: used for exempt purpose
 - Other criteria depending on the exemption type
- Properties under construction, or without appropriate development/building permits cannot be used for their exempt purpose and, therefore, remain taxable

Council's Authority

347(1) If a council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without conditions:

- (a) cancel or reduce tax arrears;
- (b) cancel or refund all or part of a tax;
- (c) defer the collection of a tax.

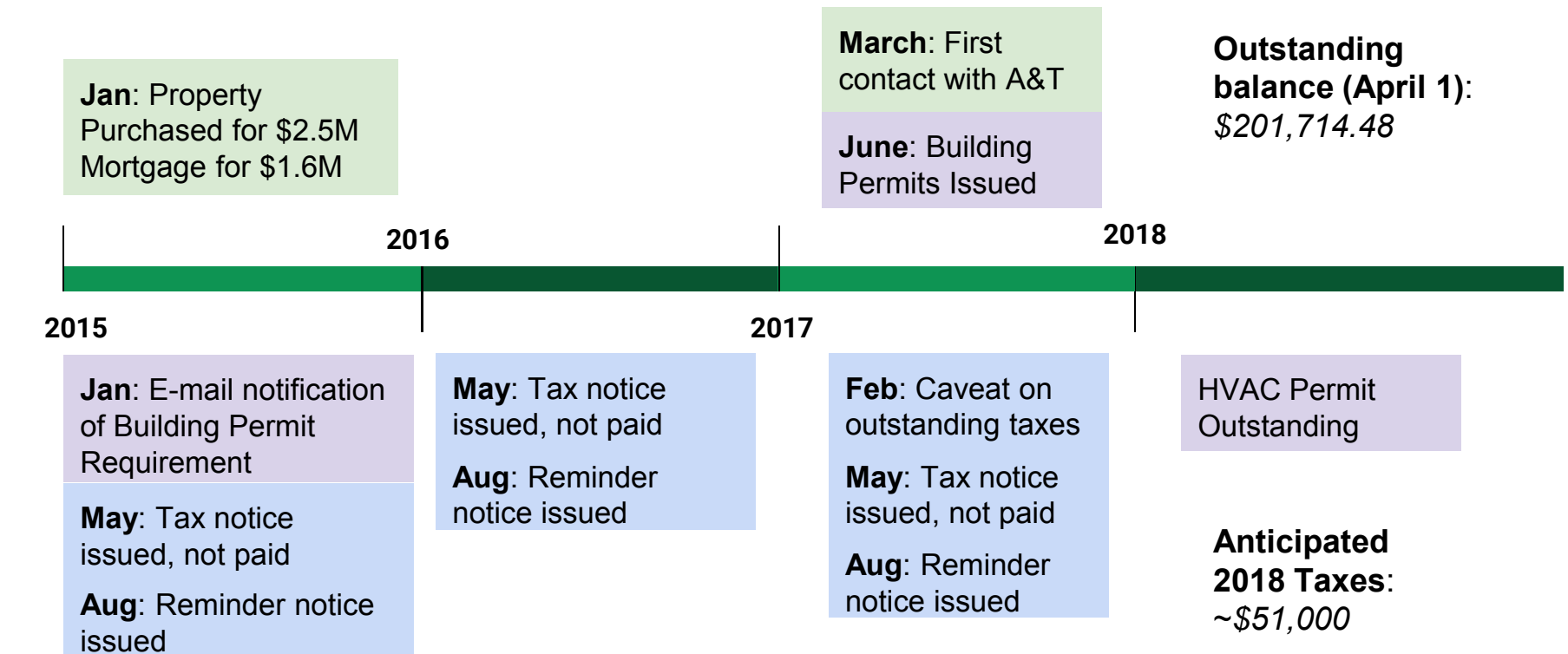
Current Policy - C-543, Retroactive Municipal Tax Refunds

- In 2009, Council developed policy C-543 to retroactively provide tax refunds to exemptable organizations for their construction period, once construction was completed
 - “The refund period commences at the time building foundations are laid, for any period of construction in the current year and to a maximum not exceeding the previous two years.”

Current State

- Over the last five years, property owners have been pushing the boundaries of policy C-543, requesting deferrals and cancellation on penalties in addition to the original refund provision. Council has approved several of these requests
 - Requests now include:
 - Deferrals in advance of tax cancellation
 - Cancellation of penalties for non-payment of taxes during construction years
 - Refunds/cancellation of more than 2 years
- West Jasper Pentecostal and the Islamic Missionary Association are examples of requests outside Council policy

West Jasper Pentecostal... Timeline



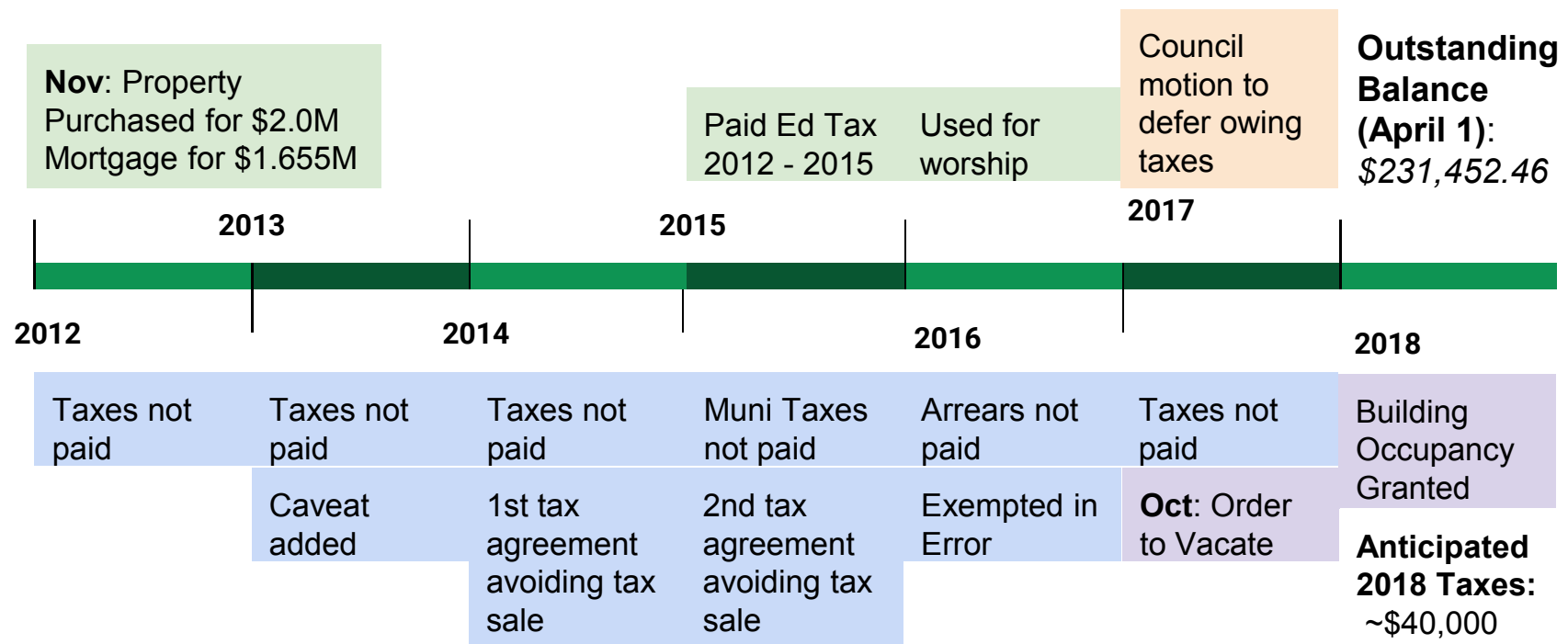
West Jasper Pentecostal Options

Option 1: Direct Administration to attempt to enter into a tax repayment agreement

Option 2: Defer Outstanding Municipal Tax Amounts and Associated Penalties

Option 3: Cancel outstanding municipal taxes and penalties now and defer payment of 2018 taxes until exemption is processed

Islamic Missionary Association Timeline



Islamic Missionary Association Options

Option 1: Cancel the 2016 and 2017 municipal taxes and penalties as per existing C-543

Option 2: Cancel the 2012 to 2017 municipal taxes and penalties

Option 3: Cancel the 2012 to 2017 municipal tax principal only

Questions?