



**TOWN OF CARBONEAR
2011 MUNICIPAL TAX RATES SCHEDULE**

Property Tax Rates

Residential Property Tax (minimum \$300)	9.25 mills of assessed property value
Commercial Property Tax (minimum \$300)	10.25 mills of assessed value

Residential Water/Sewer Rates

Water and Sewer	\$360.00 PER UNIT
Double Family Dwellings, apartments, etc.	\$360.00 PER UNIT
Water Only	\$216.00 PER UNIT
Sewer Only	\$144.00 PER UNIT

Commercial Water/Sewer Rates

Water & Sewer (minimum \$360)	\$125.00 plus 6.5 mills of assessed property value
Water Only (minimum \$216)	60% of Total Water/Sewer Rates levied
Sewer Only (minimum \$144)	40% of Total Water/Sewer Rates levied
Hospital, Harbour Lodge, Interfaith Home	\$125.00 plus 6.5 mills of assessed property value
Schools	\$125.00 plus 6.5 mills of assessed property value
Colleges (Provincial Government and Private)	\$125.00 plus 6.5 mills of assessed property value
Minimum Commercial water and sewer tax	\$360

Business Tax Rates

Financial Institutions	100 mills of assessed property value
Business Operating in Tax Exempt buildings	20 mills of assessed property value
All businesses subject to the taxation under the Taxation of Utilities and Cable Television Companies Act	2.5% of gross revenue
Medical, Professional	20 mills of assessed value (ie. Vets, Lawyers, Physiotherapists, Chiropractors, Para-Legals, etc.)
Car Dealerships, Real Estate Offices, Travel Agencies, Radio Stations, Newspapers, Insurance Companies	15 mills
Department Stores	13.5 mills
Oil and Bulk Fuel Storage	20 mills
All other types of business	11 mills of assessed property value
Businesses with no fixed place of address	\$200
Minimum Business Tax	\$200

Permits

Residential Construction and extensions (minimum \$10)	15 cents /sq. ft. (excluding basement)
Commercial Construction and extensions (minimum \$75)	20 cents /sq. ft
Replacement and extensions (Seasonal Dwellings) (maximum \$100)	15 cents/sq. ft.
Demolition Permit (Refunded after site has been restored to Council's Satisfaction - 90 day Limit)	\$50
Repair Permits General (minimum \$10)	\$1.00 per each \$5,000 of estimated value
General Repairs Commercial (minimum \$75)	\$1.00 per each \$1000 of Estimated Value
Residential Permit Renewals	\$10
Fence Permit	\$10
Decks and Patios	\$10
New Business	\$25
Annual Quarry Permit	\$1,000

Other Fees

New Water and Sewer Connections	Actual Cost
Tax and Compliance Certificates	\$100
Copies	25 cents per page
Faxes	\$1 per page
Dog License	\$10
Kennel License (4 dogs or more - if a use class for a specific zone)	\$50
Advertising Signs	\$10
Roadside Vendors	\$10 per day, \$50 per quarter, \$150 per year
All other permits	\$10
Cheques returned from bank	\$15
Processing fees crown land applications	\$25
Development Application Fee (non-refundable)	\$10
Pole/Anchor Placement Permit Fee	\$50.00 per pole or anchor to maximum of \$250 per project
Interest (charged monthly on unpaid balances after due date for taxes - February 25, 2011)	9.5% per annum

Planning Fees

Discretionary Use Ads	Actual Cost
Variance Ads	Actual Cost
Municipal Plan Amendments (Deposit of \$2,000 required prior to proceeding)	Actual Cost

Taxes are due and payable by February 25, 2011.

Council reserves the right to take action on all taxes not paid by February 25, 2011.