

**TOWN OF LEGAL
POLICY**

| EFFECTIVE DATE | REVISED DATE | RESOLUTION # | POLICY NUMBER |
|-----------------------|---------------------|---------------------|----------------------|
| April 3, 2000 | August 16, 2004 | #6608 | 7.4 |
| | May 6, 2013 | #9000 | |

TITLE: TOWN OF LEGAL PROPERTY REVITALIZATION PROGRAM

PURPOSE OF THIS POLICY:

To support and encourage opportunities for the revitalization of properties within the Town of Legal that are considered derelict or in a state of disrepair. This policy also provides opportunity for the replacement of buildings not classified as above with new construction of greater assessed value.

**This policy refers only to: principal buildings
complete demolition and reconstruction
does not apply to vacant properties**

POLICY STATEMENT:

General

For the purpose of this program, a qualifying demolition is considered to occur only in those cases where a building that has become dilapidated through age or disrepair is demolished and a new building constructed in its place. Buildings that are demolished as a result of damage caused by fire, wind storm, vehicle collision or other catastrophic events do not qualify as a demolition

In the case of a demolition, the Town of Legal will provide a tax exemption equal to the **municipal tax portion only** of that tax applied to the new principle building assessment for a period of 3 years from the date of new construction. Tax forgiveness remains with the property regardless of builder or property owner. No cash value or rebate will be issued. December 31st of the year of permit approval will be counted as year 1.

The tax forgiveness will be for construction of a building of equal status to that demolished. Example; In the case where a single family dwelling is demolished and is replace by a duplex or larger, the tax forgiveness would be an amount equal to the average municipal tax of a single family dwelling. The amount would be as determined by the Town of Legal.

Construction must start within 90 days of the date of application for a demolition permit in order to qualify for the 3 year exemption.

All developments must conform to the Land Use Bylaw (including amendments) and other applicable regulations.

Construction must be complete to the point of suitability for occupancy within 6 months of the date of start of construction. This time period may be extended in the case of a multi-family or large commercial or industrial development. If this requirement is not met then the applicant will lose the tax exemption for the first year of the program. For each year that the project remains incomplete after the original completion deadline, the corresponding yearly exemption will be lost.

If the taxes for any given year are not paid by August 31st of that year, then the tax exemption for that year will be lost regardless of or when the taxes are paid and the property will be eliminated from the tax exemption program.

For the purpose of administering this program, the Development Officer has full authority in determining the date of demolition, start of construction and completion of construction.

Failure by the applicant to comply with any of the regulations herein may result in disqualification of the applicant from the program.