



Municipality of the District of St. Mary's 2020 COVID-19 Property Tax Financing Plan Policy Information Bulletin

The Municipality of St. Mary's is offering a Property Tax Financing Plan to residential property owners and commercial small business property owners (assessed property value of up to \$400,000) that have been financially affected as a result of the COVID-19 pandemic. Property owners must apply to the Municipality for the program by July 15th, 2020 to be considered.

In order to qualify for this financing program a property owner must meet the following criteria:

1. The property owner must have experienced financial hardship directly related to the COVID-19 pandemic. Documented proof must be included with the application.
2. Property taxes must be paid up to date before the 2020/21 becomes due, July 15th, 2020.
3. The property must be either;
 1. A taxable residential assessed property with a residential (dwelling) structure; or
 2. A taxable commercial assessed property assessed in the following tax classes; occupied commercial, shopping, office, industrial, multi-residential or new multi-residential class and have a total taxable 2020 property assessment value equal to or under \$400,000.
4. All other property tax classes and sub classes do not qualify for the financing program; these include but are not limited to farm, landfill, pipeline, managed forest, parking, vacant land (standalone resource assessment), farmland awaiting development and all payment in lieu.
5. Property owners must be experiencing hardship in one or more of the following categories; temporary suspension of pay, loss of employment, excessive business revenue loss or temporary business closure.
6. Property owners who have received compensation from Business Interruption Insurance towards the payment of property taxes will not qualify.
7. The property will be ineligible if false or inaccurate information is provided in the application.
8. The property will be removed from the program if it is sold or transferred registered ownership during the duration of the term.
9. Program only applies to property owner's 2020/2021 annual property taxes. Subsequent year's tax bills will be due at their regular due dates and subject to Municipality interest rate.
10. The property owner must ordinarily reside in Nova Scotia.
11. Accounts where property taxes are paid by mortgage companies are not eligible for the program.

Payment Plan Structure:

For the first six months of the programs, property owners will have to pay \$10 per month starting August 1st, 2020 up to and including January 1st, 2021. This charge covers interest and administration fees during this period.

February 1st, 2021 will begin the 24 month payment plan for paying principle and interest of 1.35% per annum. Payments will be divided equally over the 24 month term and debited from the property owner's bank account on the first business day of every month.

How to apply:

Property owners must apply for the program before July 15th, 2020 to be considered.

All applicants must complete both the application form with supporting documentation and the automatic withdrawal enrolment form. Applications must be completed in full to be considered eligible and must provide supporting documentation.



COVID-19 Property Tax Financing Program Enrolment Form

Customer Information:

Assessment Account Number:	
Name (as it appears on your bill):	
Are Previous Year's Taxes Paid in Full?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Mailing Address (include civic number):	
Phone Number:	
Email:	

Eligibility Criteria

You must be a residential property owner or a small business with a taxable property assessed in one of the following tax classes; occupied commercial, shopping, office, industrial, multi-residential or new multi-residential class and have a total taxable 2020 property assessment value equal to or under \$400,000.

- Residential property owner that ordinarily resides in NS (2020 Residential Assessment Account with dwelling)
- Small business property owner with a total taxable assessed value of up to \$400,000 (2020 Commercial Assessment Account)

Statement of Hardship

- I/we have experienced financial hardship directly related to the COVID-19 pandemic.

Reason

- Loss of employment
- Temporary suspension of pay
- Business Revenue loss
- Temporary business closure

Date Financial Hardship Began (DD/MM/YYYY)	
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Mandatory information to support your application must be provided. Attach copies of related documents, screenshots or legible pictures such as: notice of business closure, notice of layoff (ROE), notice of temporary suspension of pay, forced closure notice, financial records showing loss compared to previous year and any additional related information or documentation.

In Accordance with Section 485 of the Municipal Government Act, the personal information collected on this form will only be used by the Municipality of the District of St. Mary's for purposes relating to payment of tax bills.

Date

Signature

Fore Office Use Only

Date Application Received (DD/MM/YYYY):	
Eligibility Criteria Met?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Application Approved:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Date Application Approved:	
Approval (Chief Administrative Officer)	
Approval (Director of Finance)	