

Type of Decision									
Meeting Date	Friday, March 28, 2014				Report Date	Wednesday, March-26-14			
Decision Required	X	Yes		No	Priority	X	High		Low
Direction	X	Information Only			Type of Meeting	X	Open		Closed

Support for Township of Mulmur – MPAC and Timely Assessments- Report #28/03/14/1105

Subject:

Resolution of support for the Township of Mulmer and the request that MPAC amend the manner in which it assesses properties constructed with and without building permits.

RECOMMENDATION:

That Council adopt the following resolution in support of the Township of Mulmur requesting that the Municipal Property Assessment Corporation amend the methods currently used to calculate assessments which result in lost revenue for municipalities, the province, the county and the school boards.

WHEREAS the Council of the United Townships of Head, Clara & Maria received and discussed a resolution adopted by the Corporation of the Township of Mulmur on December 11, 2013;

AND WHEREAS this Council too acknowledges challenges with the timeliness of the current processing of reassessments through MPAC;

AND WHEREAS there is indeed some discrepancies in the treatment of properties on which construction occurs with a building permit and those constructed without permits specifically in the timeliness of assessment and the back dating of assessments resulting in lost revenue;

AND WHEREAS this system seems to penalize those who actually abide by current legislation and forgive those who do not;

THEREFORE BE IT RESOLVED THAT the Council of the United Townships of Head, Clara & Maria does hereby agree that it is inappropriate and unacceptable to not immediately and retro-actively assess a building what has been erected without a building permit for the current year and up to two prior years, based on construction date and occupancy, when this is the norm for building constructed with building permits in effect penalizing the law abiding citizens;

AND FURTHER THAT MPAC be requested to automatically and immediately re-assess all properties once the improvements/construction have been discovered and apply the resulting increase to the current year and for up to two previous years should it be provable that the construction had been completed;

AND FURTHER THAT this resolution be forwarded to the appropriate ministries and agencies for support and action.

BACKGROUND/EXECUTIVE SUMMARY:

Self-explanatory.

Financial Considerations/Budget Impact:

HCM has lost revenue due to this specific issue in the past months. Those citizens who follow the rules seem to be penalized while those who try to circumvent the system do not pay their fair share.

Policy Impact:

Others Consulted/Resources/Sources:

Letter and resolution from the Township of Mulmur.

Approved and Recommended by the Clerk

Melinda Reith,
Municipal Clerk