

## **Resolution 15A**

### **REQUEST FOR PHASED-IN COMMERCIAL TAXES FOR NEW BUSINESSES WHICH OCCUPY VACANT BUILDINGS (PASSED)**

⇒ Town of Lunenburg

**WHEREAS** in Nova Scotia, vacant buildings which are owned by Provincial and/or Federal Governments, or their agencies are currently exempt from paying municipal commercial taxes; and

**WHEREAS** these properties still require the services which municipalities provide, ie. fire and police protection, water and sewer, etc. thereby placing a demand on the financial resources of the municipality; and

**WHEREAS** new companies which buy or lease these properties may require a number of years to bring a new commercial venture up to a level of profitability; and

**WHEREAS** there are currently no provisions in Provincial legislation which permit the municipality to offer any kind of tax incentives to new business operators; and

**WHEREAS** the Provincial Government has demonstrated their willingness to assist large commercial customers by way of approving, through legislation, municipal commercial tax breaks which are then in turn offered by the municipality; and

**WHEREAS** enabling Provincial legislation would provide the opportunity for municipalities to phase in the commercial taxes for a new commercial customer over a fixed number of years; and

**WHEREAS** it would be better to have the vacant buildings occupied and paying modest taxes to the municipality, during the phase in period, while the business grows to the point of being sustainable;

**THEREFORE BE IT RESOLVED** that the UNSM write the Province requesting that municipalities be given discretion to phase in commercial taxes for new commercial property owners which occupy vacant buildings owned by the Provincial and/or Federal Governments or their agencies and private businesses.

Forwarded to:

*Minister of Service Nova Scotia & Municipal Relations*

**RESPONSE:**