



**TOWN OF BAIE VERTE**  
32 HIGHWAY 410  
P.O. BOX 218  
BAIE VERTE, NL A0K 1B0  
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**2024 TAX RATES FOR THE TOWN OF BAIE VERTE**

**1. SECTION 112 OF THE MUNICIPALITIES ACT - REAL PROPERTY TAX**

Nine and a half mills (9.5) on the appraised or provisional value of real property.  
Each piece of property is subject to the minimum charge.

**2. SECTION 114 OF THE MUNICIPALITIES ACT-MINIMUM TAX**

- A. Minimum Sheds, Wharfs and Cabins tax ONE HUNDRED DOLLARS (\$100.00)
- B. Minimum Residential Property tax THREE HUNDRED FIFTY DOLLARS (\$350.00)
- C. Minimum Commercial Property tax EIGHT HUNDRED SEVENTY-FIVE DOLLARS (\$875.00)

**3. SECTION 120 OF THE MUNICIPALITIES ACT - BUSINESS TAX**

CLASS ONE - Professional offices, finance companies & communication services

65 MILLS

CLASS TWO - Drug stores, Liquor stores, Take-outs, barber and beauty shops, taxi stands, bus depots, premises used by construction companies and the service traders, jewellery stores, restaurants, warehouses, storage sheds, premises used for the sale of industrial supplies and auto parts, retail outlets, garages, service stations, bakeries, home-based businesses and other businesses, drive-ins, RV parks

25 MILLS

CLASS THREE Cafeteria

\$250.00

CLASS FOUR - Hotels, Motels, Bed and Breakfast Establishments

20 MILLS

CLASS FIVE - Senior citizens homes

6 Mills

CLASS SIX - Utility companies and Cable TV Companies - 2.5% of 2023 Gross Revenue

CLASS SEVEN - Oil storage premises & banks

100 Mills

CLASS EIGHT - Mining and Quarry Properties

100 Mills

Quarry Permit Tax \$500.00 Annually

CLASS NINE - Fish Plants

65 Mills

Business that has no real property assessment an Annual Tax Rate of 2.5 % Gross Revenue to a minimum of \$250.00.  
The tax is to be based on the previous year's gross sales.

Minimum Business Tax \$300.00  
Minimum Short-Term Rental Tax \$300.00

**4. SECTION 126-1 OF THE MUNICIPALITIES ACT - POLL TAX**

Per annum THREE HUNDRED DOLLARS (\$300.00)

**5. SECTION 130-1 OF THE MUNICIPALITIES ACT - WATER/SEWER TAX**

- A. Residential Water/Sewer Tax \$380.00
- B. Residential Water Rates only \$360.00
- C. Apartments \$380.00 plus \$250.00 for each additional unit occupied
- D. Tax Exempt Properties except 9.5 mills on assessed value  
Exempt properties listed under Section 118(d)
- E. Hotels & Motels, Senior Citizens Homes, Bed and Breakfast \$380.00 plus \$36.00 for each additional washroom
- F. Fish Plants \$1000 plus 32 Mills
- G. Other Businesses \$425.00 plus \$70.00 for each additional washroom

Water and Sewer Connection Fees

- A. W/S Installation/Hook-up to Existing Development \$1500.00
- A1. Water Installation/Hook-up Only \$1000.00
- A2. Sewer Installation/Hook-up Only \$1000.00
- B. Asphalt Replacement Fee \$1250.00

**6. SECTION 129 OF THE MUNICIPALITIES ACT - DIRECT SELLERS TAX**



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- A. Per Annum - ONE HUNDRED DOLLARS (\$100.00)  
(i.e. Roadside and Mobile Vendors)

## 7. SECTION 407 OF THE MUNICIPALITIES ACT - PERMITS

### Development Applications

- |                                                                                     |                   |
|-------------------------------------------------------------------------------------|-------------------|
| A. Residential or Home-based Development<br>(i.e. Variances or Discretionary Uses)  | \$50.00 minimum   |
| B. Non-Residential Development<br>(I.e. Variance, Discretionary Use, Change of Use) | \$100.00 minimum  |
| C. Municipal Plan or Regulations Amendment Application                              | \$1000.00 minimum |

Town reserves the right to recover any costs due to the processing of the applications noted above, including referrals to engineers, legal, planners, surveyors, public advertisements or any legitimate cost if deemed necessary by the Town to evaluate the proposal. The Town will provide a written estimate in advance to the requesting party, with the full cost recovery amount being paid in advance as a deposit.

### Building Permits

- |                                         |           |
|-----------------------------------------|-----------|
| A. Exterior Residential Renovations     | \$50.00   |
| B. New Residential Dwelling             | \$300.00  |
| C. Fencing Permit                       | \$50.00   |
| D. Exterior Non-Residential Renovations | \$150.00  |
| E. New Non-Residential Building         | \$1000.00 |
| F. Detached Accessory Building          | \$100.00  |
| G. Site Preparation Permit              | \$50.00   |
| H. Occupancy Permits                    | \$200.00  |

## 8. SECTION 101-1 OF THE MUNICIPALITIES ACT - IMPOSITION OF TAXES

All taxes are due and payable by March 29, 2024.

5% Discount on residential property, business and commercial tax if paid in full by Mar. 29/24. 5% discount Commercial Property and Business Tax.

### **Discounts do not apply to water and sewer taxes or minimum properties.**

1% compound interest per month on outstanding balance for Property, Water/Sewer, and Business taxes for non-Residential Properties.

1% compound interest per month on outstanding balance for Property and Water/Sewer taxes for Residential Properties.

Failure to pay in full by June 28/24 will result in water & sewer services being disconnected to property. \$50.00 charge for Water disconnection and \$50.00 for reconnection. Residential Property owners will be able to avail of monthly payment plans by signing contract with Town. If not honoured, resident will not be able to avail of payment plan in future years. Individuals forgo any discounts for tax paid in full by March 29/24 and interest to be waived only if payment plan is honoured in its entirety.

15% discount for Residents in receipt of Guaranteed Income Supplement (GIS) on residential property only (not on Water/Sewer). Proof of GIS required and does not apply to minimum properties.

Garbage bins 2022-\$50.00, 2023-\$50.00 and \$20.00 for following years.

Requests for statements after originals have been mailed will be at residents own cost of \$5.00 per statement.

## 9. SECTION 136 OF THE MUNICIPALITIES ACT - TAX CERTIFICATE

- |                   |              |
|-------------------|--------------|
| Tax Certificate   | \$75.00 each |
| Compliance Letter | \$75.00 each |

## **DID YOU KNOW...**

- The Town of Baie Verte now accepts Mastercard, Visa, Debit, Cheque and online bill payments with the following institutions: Bank of Nova Scotia, TD Bank, Bank of Montreal.
- Permits are required from the Town prior to the start of work (ie building structures, land clearing, fencing etc). If permits are not obtained before commencement of work, permits fees will be doubled and billed to resident account.
- If you have ANY outstanding debt (ie Wharf, shed or cabin tax, permits, etc.) with the Town water can be shut off to your residential or business property.
- The Town requires all taxes to be paid in full by June 28/2024 unless other arrangements are made with the Town. Those not paid by this date are subject to further action being taken by the Town such as water disconnection.