



## TOWN OF WITLESS BAY 2026 TAX AND FEE STRUCTURE

<b>PROPERTY TAX RATES</b>	
Residential	5.25 mils (minimum \$500.00)
Commercial	10.0 mils (minimum \$500.00)
Vacant Land (per parcel)	5.25 mils (minimum \$300.00 per parcel)
<b>BUSINESS TAX RATES</b>	
General Commercial (all businesses with no specific designation)	12.5 mils
General Industrial (fabrication, trucking, heavy civil, fish processing, all other industrial operations)	25 mils
General Contracting (residential and commercial construction, electrical, plumbing, HVAC)	15 mils
Professional Services (medical, legal, accounting/bookkeeping, engineering, consulting services, therapeutic)	12.5 mils
Retail (convenience stores, grocery, food and beverage establishments, restaurants, coffee shops, clothing stores, craft/gift shops)	10.0 mils
Tourist Accommodations	5.0 mils (Minimum \$500.00)
Seasonal Business Operations (financial documentation must be provided to support classification as a seasonal business operating 6 months of the year or less)	7.0 mils
Financial Institutions	40 mils
Daycares and Personal Care Homes	8.0 mils
Hair and Nail Salons	6.0 mils
Minimum Business Tax (Except Home Based Business and Tourist Accommodations)	\$500.00 Annually
Home Based Business/Home Occupation	\$250.00 Annually
No Fixed Place of Business	5.0% of Gross Revenue
Utility Tax	2.5% of Gross Revenue
<b>RESIDENTIAL DEVELOPMENT FEES &amp; PERMITS</b>	
New Residential Development	Application Fee \$50, Permit Fee \$250.00
Accessory Building Development (or Extension)	Application Fee \$50, Permit Fee \$50.00
Residential Renovations	No Application Fee, Permit Fee \$50.00
Residential Extension	Application Fee \$50.00, Permit Fee \$50.00
Residential Backfill & Excavation	No Application Fee, Permit Fee \$50.00
Residential Demolition	Application Fee \$50, Permit Fee \$50.00
Residential Change of Use	Application Fee \$50, Permit Fee \$50.00
<b>COMMERCIAL DEVELOPMENT FEES &amp; PERMITS</b>	
New Commercial Development (including commercial agricultural use)	Application Fee \$100, Permit Fee \$0.50 /sq ft (Minimum \$500.00)
Commercial Extension	Application Fee \$100, Permit Fee \$0.50 /sq ft
Commercial Building Renovations	\$50.00 Application Fee, \$250 Permit Fee
Commercial Backfill & Excavation	No Application Fee, \$200 Permit Fee
Commercial Demolition	\$50.00 Application Fee, \$100 Permit Fee
<b>OTHER FEES</b>	
Traditional Agricultural Use Permit	Application Fee \$50, Permit Fee \$50.00
New Residential Hobby Farming Structure	Application Fee \$50, Permit Fee \$50.00
Variance Application	Application Fee \$50, No Permit Fee
Operate a Business or Business Change of Use	Application Fee \$50, Permit Fee \$50.00
Subdivision Development	Application Fee - \$100 per lot Permit Fee - \$500.00 per lot
Subdivision of Land	Application Fee \$100 per lot
Permit Extension/Renewal	\$50.00
Fence/Patio Construction	No Application Fee, Permit Fee \$25.00
Road, Curb, Sidewalk Removal Deposit	\$90.00 per linear foot
Driveway Culvert/Riprap Installation Deposit	\$500.00
Development Regulation/Zoning Amendment Fee	\$4000.00
Water Tax Fee (Fish Plant)	\$22,500.00
Tax Certificates	Residential - \$275.00 Commercial - \$400.00
Advertising Fee	Cost Recovery at Actual Cost
Non-Sufficient Fund (NSF) Fee	\$50.00

An 8% discount will be applied to residential property taxes paid in full by March 31, 2026. All taxes are due and payable by June 30, 2026. Simple interest on arrears will be applied at 1.5% per month or 18% per annum. The Town of Witless Bay accepts cash, cheque, debit, credit card and e-transfer. E-transfers should be sent to [office@townofwitlessbay.ca](mailto:office@townofwitlessbay.ca) and must include the last and first name of the account holder to ensure payments are applied to the correct account.