 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG
	STAFF REPORT
TO:	Mayor and Council Members
FROM: TITLE:	Ian D. Davey, BBA CPA CA Treasurer / Director of Corporate Services
DATE OF MEETING:	October 5, 2020
TITLE / SUBJECT:	Cancellation, Reduction or Refund of Taxes – First Report of 2020
REPORT DATE:	September 24, 2020

1.0 STRATEGIC PLAN
N/A

2.0 PUBLIC ENGAGEMENT
N/A

3.0 RECOMMENDATION
That Council receive the first report for tax adjustments for 2020 and pass a motion to approve the reduction of property taxes in the amount of \$1,374,451.75

4.0 ORIGIN
Finance department property tax adjustments First Report for 2020.

5.0 BACKGROUND
Section 357 of the Municipal Act, 2001 provides the authority for a local municipality to cancel, reduce or refund all or part of the taxes levied if one of the following events occurs:

- As a result of a change event, the property is eligible to be reclassified in a different class of real property.
- The property has become vacant land during the year.
- The property has become exempt because it has been acquired by the Crown or a municipality.

- A building on the land has been destroyed or damaged during the year.
- A mobile unit on the land has been removed from the municipality.
- An owner has been overcharged due to a gross or manifest error that is either clerical or factual in nature.
- Repairs or renovations to the property prevented the normal use of the property for a period of at least three months during the year.

Taxpayers may also appeal the assessment of their properties which can lead to a reduction in their tax liabilities. These appeals may be settled on an informal basis as Minutes of Settlement or on a formal basis by the Assessment Review Board (ARB).

Section 361 of the Municipal At, 2001 provides that every municipality shall have a tax rebate program for eligible charities for the purpose of providing tax relief on eligible properties that they occupy. The rebate is calculated based on 40% of the total taxes on that portion of the property occupied by the eligible charity.

The Town of Cobourg also provides a Heritage Tax Incentive for properties within the Commercial Core Heritage District to encourage the restoration and renovation of these properties. The amount of the grant is equal to the amount of the annual increase in the municipal portion of the taxes for such properties that is a direct result of a reassessment due to an approved restoration project.

6.0 ANALYSIS

Included with this report is a spreadsheet providing the background calculations to support tax adjustments for several properties which have been recorded during the period from January 1 to September 30, 2020. The net result of these changes is a reduction in taxes in the amount of \$1,374,451.75

7.0 FINANCIAL IMPLICATIONS/BUDGET IMPACT

The net reduction in taxes included with this report in the amount of \$1,374,451.75 is shared with the County, School Boards and DBIA on the following basis:

Town of Cobourg	- \$600,675.47	Year to date - \$600,675.47
County of Northumberland	- \$341,352.87	- \$341,352.87
Education	- \$431,130.99	- \$431,130.99
DBIA	- \$ 1,292.42	- \$ 1,292.42

8.0 CONCLUSION

That Council receive this report for information purposes and that a motion be prepared to approve the reduction of property taxes in the amount of \$1,374,451.75

9.0 POLICIES AFFECTING THE PROPOSAL

N/A

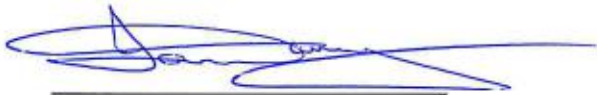
10.0 COMMUNICATION RESULTS

N/A

11.0 ATTACHMENTS

Two page breakdown of tax adjustments by property.

12.0 AUTHORIZATION ACKNOWLEDGMENT



Ian D. Davey, BBA CPA CA
Treasurer / Director of Corporate Services

TOWN OF COBOURG

WRITEOFFS September 30, 2020

ASSESSMENT REVIEW BOARD AND / OR
MINUTES OF SETTLEMENT

September 30, 2020

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ROLL #	ADDRESS	REASON	TAX YEAR	ASSESSMENT CHANGE	TAX CHANGE	TOWN	COUNTY	EDUC	DBIA
000.150.11650	473 Ontario Street	Property became exempt	2019	MT (\$373,250)	-1,953.29	-1,172.12	-667.57	-113.60	0.00
000.180.12600	883 Ontario Street	Amended Assessment	2019	RT (\$3,890)	-56.97	-32.31	-18.40	-6.26	0.00
000.060.01200	429 William Street	Repairs / Renovations	2019	CT (\$50,000)	-451.77	-174.12	-99.17	-178.48	0.00
000.040.03000	111 Hibernia Street	Minutes of Settlement	2017	MT (\$1,663,062)	-50,652.04	-30,415.74	-17,259.42	-2,976.88	0.00
			2017	RT \$49,062	738.72	414.84	236.06	87.82	0.00
			2018	MT (\$1,663,062)	-46,611.96	-27,907.84	-15,876.92	-2,827.20	0.00
			2018	RT \$49,062	729.25	411.65	234.19	83.41	0.00
			2019	MT (\$1,663,062)	-46,038.37	-27,626.45	-15,734.39	-2,677.53	0.00
			2019	RT \$49,062	718.58	407.50	232.09	78.99	0.00
000.110.07300	80 King Street West	Heritage Incentive Grant	2019	RT (\$88,300)	-733.41	-733.41	0.00	0.00	0.00
			2020	RT (\$88,300)	-728.03	-728.03	0.00	0.00	0.00
000.180.12600	883 Ontario Street	Minutes of Settlement	2020	RT (\$4,000)	-57.95	-32.98	-18.85	-6.12	
000.070.09100	349 Cottesmore Ave	Minutes of Settlement	2020	RT (\$4,000)	-57.95	-32.98	-18.85	-6.12	
000.270.04100	0 Smith Rd	Amended Property Assess	2020	RT (\$8,691)	-125.91	-71.66	-40.95	-13.30	
000.270.04105	0 Smith Rd	Amended Property Assess	2020	RT (\$8,700)	-126.03	-71.73	-40.99	-13.31	
000.270.04110	0 Lees Ave	Amended Property Assess	2020	RT (\$9,000)	-130.38	-74.21	-42.40	-13.77	
000.270.04282	0 Hudson St	Amended Property Assess	2020	RT (\$10,100)	-146.31	-83.27	-47.59	-15.45	
000.270.04430	0 Wilkins Gate	Amended Property Assess	2020	RT (\$8,100)	-117.33	-66.78	-38.16	-12.39	
000.270.04433	0 Smith Rd	Amended Property Assess	2020	RT (\$11,500)	-166.60	-94.82	-54.18	-17.60	
000.270.04436	0 Smith Rd	Amended Property Assess	2020	RT (\$8,300)	-120.23	-68.43	-39.10	-12.70	
000.270.04439	0 Smith Rd	Amended Property Assess	2020	RT (\$7,700)	-111.55	-63.49	-36.28	-11.78	
000.270.04442	0 Lees Ave	Amended Property Assess	2020	RT (\$10,800)	-156.45	-89.05	-50.88	-16.52	
000.270.04445	0 Lees Ave	Amended Property Assess	2020	RT (\$7,900)	-114.45	-65.14	-37.22	-12.09	
000.270.04448	0 Lees Ave	Amended Property Assess	2020	RT (\$7,900)	-114.45	-65.14	-37.22	-12.09	
000.130.12525	26 Spencer St E, #13	Condo Parking Consolidation	2019	RT (\$15,550)	-139.15	-78.91	-44.94	-15.30	
000.130.12526	26 Spencer St E, #14	Condo Parking Consolidation	2019	RT (\$15,550)	-139.15	-78.91	-44.94	-15.30	
000.130.12527	26 Spencer St E, #15	Condo Parking Consolidation	2019	RT (\$15,550)	-139.15	-78.91	-44.94	-15.30	
000.130.12528	26 Spencer St E, #16	Condo Parking Consolidation	2019	RT (\$15,550)	-139.15	-78.91	-44.94	-15.30	
000.130.12529	26 Spencer St E, #17	Condo Parking Consolidation	2019	RT (\$15,550)	-139.15	-78.91	-44.94	-15.30	
000.130.12530	26 Spencer St E, #18	Condo Parking Consolidation	2019	RT (\$15,550)	-139.15	-78.91	-44.94	-15.30	
000.130.12531	26 Spencer St E, #19	Condo Parking Consolidation	2019	RT (\$15,550)	-139.15	-78.91	-44.94	-15.30	
000.130.12532	26 Spencer St E, #20	Condo Parking Consolidation	2019	RT (\$15,550)	-139.15	-78.91	-44.94	-15.30	
000.130.12533	26 Spencer St E, #21	Condo Parking Consolidation	2019	RT (\$15,550)	-139.15	-78.91	-44.94	-15.30	
000.130.12534	26 Spencer St E, #22	Condo Parking Consolidation	2019	RT (\$15,550)	-139.15	-78.91	-44.94	-15.30	
000.130.12535	26 Spencer St E, #23	Condo Parking Consolidation	2019	RT (\$15,550)	-139.15	-78.91	-44.94	-15.30	
000.130.12536	26 Spencer St E, #24	Condo Parking Consolidation	2019	RT (\$15,550)	-139.15	-78.91	-44.94	-15.30	
000.130.12537	26 Spencer St E, #25	Condo Parking Consolidation	2019	RT (\$15,550)	-139.15	-78.91	-44.94	-15.30	
000.130.12538	26 Spencer St E, #26	Condo Parking Consolidation	2019	RT (\$15,550)	-139.15	-78.91	-44.94	-15.30	
000.130.12539	26 Spencer St E, #27	Condo Parking Consolidation	2019	RT (\$15,550)	-139.15	-78.91	-44.94	-15.30	
000.130.12540	26 Spencer St E, #28	Condo Parking Consolidation	2019	RT (\$15,550)	-139.15	-78.91	-44.94	-15.30	
000.130.12541	26 Spencer St E, #29	Condo Parking Consolidation	2019	RT (\$15,550)	-139.15	-78.91	-44.94	-15.30	
000.130.12542	26 Spencer St E, #30	Condo Parking Consolidation	2019	RT (\$15,550)	-139.15	-78.91	-44.94	-15.30	
000.130.12543	26 Spencer St E, #32	Condo Parking Consolidation	2019	RT (\$15,550)	-139.15	-78.91	-44.94	-15.30	
000.130.12544	26 Spencer St E, #32	Condo Parking Consolidation	2019	RT (\$15,550)	-139.15	-78.91	-44.94	-15.30	
000.240.11800	9 Orchard Ave	Demolition of Structure	2019	RT (\$106,097)	-565.99	-319.50	-181.76	-64.73	
			2020	RT (\$110,548)	-1,619.14	-918.20	-522.96	-177.98	
000.280.01760	1050 DePalma Drive	Minutes of Settlement	2017	CT (\$2,905,000)	-98,775.52	-37,217.99	-21,178.03	-40,379.50	
		Minutes of Settlement	2018	CT (\$2,905,000)	-96,870.13	-36,932.14	-21,010.99	-38,927.00	
		Minutes of Settlement	2019	CT (\$2,905,000)	-94,856.68	-36,559.72	-20,822.46	-37,474.50	
		Minutes of Settlement	2020	CT (\$2,470,000)	-79,364.81	-30,857.22	-17,632.59	-30,875.00	
000.040.03000	111 Hibernia Street	Minutes of Settlement	2020	RT \$7,814,200	113,199.63	64,428.08	36,815.82	11,955.73	
				MT (\$9,477,200)	-260,080.91	-156,279.03	-89,301.76	-14,500.12	
000.280.01700	75 Strathy Rd	Minutes of Settlement	2017	CT (\$726,600)	-24,705.78	-9,308.98	-5,297.06	-10,099.74	
				ST (\$3,776,400)	-128,404.77	-48,382.10	-27,530.71	-52,491.96	
		Minutes of Settlement	2018	CT (\$1,050,400)	-35,026.64	-13,354.05	-7,597.23	-14,075.36	
				ST (\$5,459,600)	-182,055.82	-69,409.53	-39,487.65	-73,158.64	
		Minutes of Settlement	2019	CT (\$1,374,200)	-44,871.61	-17,294.44	-9,849.99	-17,727.18	
				ST (\$7,142,800)	-233,233.13	-89,892.85	-51,198.16	-92,142.12	
000.150.11650	473 Ontario Street	Property became exempt	2020	MT (\$405,000)	-11,114.33	-6,678.46	-3,816.23	-619.64	
000.040.24309	89 King Street W	Tax Class Change	2020	RT \$171,700	2,487.32	1,415.67	808.95	262.70	
				CT (\$171,700)	-6,181.32	-2,145.01	-1,225.71	-2,146.25	-664.35
000.020.09800	1 King Street East	Tax Class Change	2020	RT \$540,100	7,824.10	4,453.12	2,544.63	826.35	
				MT (\$540,100)	-14,821.85	-8,906.25	-5,089.25	-826.35	
000.020.10600	37 -39 King Street East	Tax Class Change	2020	RT \$250,000	3,621.60	2,061.25	1,177.85	382.50	
				MT (\$250,000)	-6,860.70	-4,122.50	-2,355.70	-382.50	
000.100.00800	256 -262 Division Street	Tax Class Change	2020	RT \$901,400	13,058.04	7,432.05	4,246.85	1,379.14	
				MT (\$901,400)	-24,736.93	-14,864.08	-8,493.71	-1,379.14	
000.110.05000	2 King Street W	Minutes of Settlement	2020	CT (\$103,000)	-3,717.07	-1,286.76	-735.29	-1,287.50	-407.52
000.110.05100	4 - 8 King Street W	Minutes of Settlement	2020	CT (\$57,000)	-2,052.05	-712.09	-406.91	-712.50	-220.55
000.150.10800	397 Ontario Street	Tax Class Change	2020	RT \$160,000	2,317.82	1,319.20	753.82	244.80	
				CT (\$160,000)	-5,141.04	-1,998.85	-1,142.19	-2,000.00	
000.180.05330	240 Maguire Street	Minutes of Settlement	2020	XT (\$92,000)	-2,707.70	-1,149.34	-656.76	-901.60	

ROLL #	ADDRESS	REASON	TAX YEAR	ASSESSMENT CHANGE	TAX CHANGE	TOWN	COUNTY	EDUC	DBIA
000.020.01100	179 Church Street	Tax Class Change	2020	RT \$222,000 CT (\$222,000)	3,215.98 -7,133.19	1,830.39 -2,773.40	1,045.93 -1,584.79	339.66 -2,775.00	
000.250.00604	74 Willmott Street	Minutes of Settlement	2017	CT (\$120,300) CU \$31,875	-4,090.43 758.66	-1,541.25 285.86	-877.01 162.66	-1,672.17 310.14	
000.250.00604	74 Willmott Street	Minutes of Settlement	2018	CT (\$120,300) CU \$61,350	-4,011.52 1,432.04	-1,529.41 545.97	-870.09 310.61	-1,612.02 575.46	
000.250.00604	74 Willmott Street	Minutes of Settlement	2019	CT (\$120,300) CU \$90,825	-3,928.15 2,251.74	-1,513.99 800.13	-862.29 455.71	-1,551.87 995.90	
000.250.00604	74 Willmott Street	Minutes of Settlement	2020	CT (\$120,300) CU \$120,300	-857.92 149.42	-1,502.88 1,052.02	-858.79 601.15	1,503.75 -1,503.75	
000.240.27600	3 Acadia Drive	Minutes of Settlement	2020	CT (\$23,600) RT \$23,600	-758.30 341.88	-294.83 194.58	-168.47 111.19	-295.00 36.11	
					-1,374,451.75	-600,675.47	-341,352.87	-431,130.99	-1,292.42
REALLOCATE CAPPING									
TOTAL FOR THIS REPORT					-1,374,451.75	-600,675.47	-341,352.87	-431,130.99	-1,292.42

