

CITY OF YORKTON

BYLAW NO. 6/2021

**A BYLAW OF THE CITY OF YORKTON IN THE
PROVINCE OF SASKATCHEWAN TO PROVIDE
FOR A PHASE-IN OF ALL COMMERCIAL AND
INDUSTRIAL PROPERTIES WITHIN THE CITY
OF YORKTON**

Disclaimer:

This information has been provided solely for research convenience. Official bylaws are available at the Office of the City Clerk and must be consulted for purposes of interpretation and application of the law.

**City of Yorkton
Saskatchewan**

Bylaw No. 6/2021

**A Bylaw in the City of Yorkton in the Province of Saskatchewan to Provide for a
Phase-In of all Commercial and Industrial Properties within the City of Yorkton.**

WHEREAS, the Council of the City of Yorkton may by bylaw, pursuant to section 260(1)(a) of *The Cities Act* and section 14 of *The Cities Regulations* provide for a Phase-In of certain Commercial and Industrial properties for the years 2021, 2022 and 2023.

NOW THEREFORE, the Council of the City of Yorkton in Council assembled enacts as follows:

Short Title

1. This bylaw may be cited as “Phase-In Bylaw”

Definitions

2. In this Bylaw:

“**2021 revaluation**” means the revaluation of property occurring in 2021 pursuant to section 22 of *The Assessment Management Agency Act*.

“**Commercial and Industrial class**” means the Commercial and Industrial class of property established by section 14 of *The Cities Regulations* for the purpose of tax phase-in pursuant to subsection 260(4) of *The Cities Act*.

“**property tax change**” means the difference between the amount of property taxes assessed with respect to a property in 2020 and the amount assessed with respect to the same property in 2021.

Tax Phase-In Plan

3. The purpose of this Bylaw is to implement a plan to phase in changes in taxes for the Commercial and Industrial class resulting from the revaluation under *The Assessment Management Agency Act* that took effect on January 1, 2021.

General

4. This tax phase-in plan does not apply to:
 - a. property that was not assessed in the year 2020;
 - b. tax increases resulting from any change in assessed values that are not the result of the 2021 revaluation; or
 - c. tax decreases resulting from any change in the value that are not a result of the 2021 revaluation, including decreases resulting from appeals filed against the 2021 revaluation (adjustments will be applied to account for the changes in the assessed value)

5. Adjustments will be applied to the tax roll to account for any changes in assessed value that occur after the application of the phase-in plan.
6. The tax phase-in plan shall be in effect for the years 2021, 2022 and 2023.
7. The method of funding the difference in each year of the plan shall be a reduction of the tax decrease that would otherwise result from the revaluation, calculated using the same formula as detailed in Section 8.

Calculation of Cancellation

8. The calculation is as follows for the applicable years:
 - a. For the year 2021 the relevant 2021 municipal tax rates will be applied. The difference between the 2020 levy and 2021 levy will be adjusted by 66.66%.
 - b. For the year 2022 the relevant 2022 municipal tax rates will be applied. The difference between the 2020 levy and 2021 levy will be adjusted by 33.33%.
 - c. For the year 2023 the full 2021 impact will be realized.
9. If SAMA determines that portions of any property include more than one distinct use and that the fair value assessment of the property must be apportioned among different classes established under *The Cities Regulations*, the tax phase-in plan shall only be applied to the Commercial and Industrial class portion of the assessment of the property.

10. Effective Date of Bylaw

This Bylaw shall come into force and take effect on the day of final passing thereof and apply for the taxation years of 2021, 2022 and 2023.

MAYOR

CITY CLERK

Introduced and read a first time this 7th day of June A.D., 2021.

Read a second time this 7th day of June A.D., 2021.

Read a third time and passed this 7th day of June A.D., 2021.