



## Tax Increment Grant (TIG)

### Purpose

To encourage and support substantial rehabilitation, redevelopment, development, infill and intensification projects by providing a financial incentive that reduces the property tax increase that would otherwise result from these various types of development.

### Description

This program will provide an annual tax increment grant (TIG) equal to 80% of the increase in the municipal (Municipality and County) portion of property taxes generated by completion of an eligible and approved project or up to ten (10) years after project completion.

The approved applicant would first construct and complete the approved project. The Municipality would then pay the TIG annually once:

- a)** The eligible project has been completed in accordance with the grant application;
- b)** Final building inspections have taken place;
- c)** An occupancy permit has been issued (as applicable);
- d)** All deficiencies have been addressed;

**e)** All general and program specific requirements and grant agreement requirements have been met, and continue to be met, to the Municipality's satisfaction;

**f)** The property has been reassessed by the Municipal Property Assessment Corporation (MPAC); and,

**g)** The new property taxes have been paid in full for each and every year over the term of the grant.

The Municipality may establish a maximum total grant that can be paid under this program per application/property/project.

Pre-project municipal taxes will be determined before commencement of the project at the time the application is approved. For purposes of the grant calculation, the increase in municipal property taxes (tax increment) will be calculated as the difference between pre-project municipal property taxes and post-project municipal property taxes that are levied as a result of re-valuation of the property by the MPAC following project completion. The tax increment does not include any increase/decrease in municipal taxes due to a general tax increase/decrease, or a change in assessment for any other reason.

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## Description (cont.)

The annual grant amount to be paid over up to 10 years will be fixed based on post-project property taxes as determined based on post-project assessment value of the project upon completion. This fixed grant amount will then be paid annually once the eligible project is complete, building inspection has taken place, the property has been reassessed by MPAC, and the new property taxes have been paid in full for the year in which the grant is to be provided.

## Program Requirements

Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements, the following program requirements, and subject to the availability of funding as approved by Council:

**a)** Only the following types of “substantial projects” that result in a minimum “as built” increase in assessment value as specified in Appendix C are considered eligible to apply for this program, with project eligibility subject entirely to the discretion of the Municipality:

- i)** Projects that will result in the construction of multiple rental residential units;
- ii)** Expansion or construction of commercial or mixed use building space;

**iii)** Major rehabilitation, upgrading and/or expansion of an existing building; and,  
**iv)** Other major building projects that create a significant number of jobs and/or meet multiple goals of this CIP, subject entirely to the discretion of the Municipality.

**b)** If during the grant period, a building receiving a TIG is demolished, all grant payments shall cease and the Municipality reserves the right to require repayment of the grant payments;

**c)** If during the grant period, the heritage features of a building/property designated under the Ontario Heritage Act receiving a TIG are demolished or altered in any way that would compromise the reasons for designation, all grant payments shall cease and the Municipality reserves the right to require repayment of the grant payments;

**d)** While the Municipality may allow an Applicant with an approved TIG to assign the Grant to an assignee as the result of the sale or other transfer of the property, the approved TIG will cease immediately upon any subsequent sale or other transfer of the property.

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## How to Apply

Visit [www.trentlakes.ca/CIP](http://www.trentlakes.ca/CIP) for full program details and eligibility, then contact our Planning Department to discuss your project.



County participation in this program is subject to approval of the County. If the County elects not to participate in this program, the grant will apply only to the Municipality of Trent Lakes property tax increase. This program does not include the Education portion of the property tax increase.