

RESIDENTIAL DEVELOPMENT: RATE REMISSION APPLICATION FORM

Background

Council is committed to incentivising residential development so that more houses are available in the District. Currently, there is high demand for residential housing and a lack of supply, in particular in Marton and Bulls.

In order to address this, Council may apply rates remissions on residential properties throughout the District. In order to qualify, the ratepayer must have acquired their code compliance certificate (CCC) after 1 February 2019, for either a:

- New dwelling, either constructed or relocated into the District (\$5,000 one-off remission);

OR

- New residential lots created via subdivision (minimum of three lots). The rates on the parent property will be charged for up to three years following the issue of the resource consent; obtaining separate titles will not affect this remission.

Applications for New Builds and Subdivisions are on pages two and three respectively.

Applicant Details – New Build

Full Name(s) of Property Owner(s):	
New Build / Relocation Address:	
Postal Address (if different from above):	
Preferred Contact Number:	
Email Address:	
Building Consent Number:	
Code Compliance Certificate Issue Date:	

Signature of Property Owner(s): **Date:**

Background Information (please provide a short summary about yourselves and why you have developed in the area, this information will not be used as criteria for our assessment):

OFFICE USE ONLY		
MEETS CRITERIA	DENIED	REASON FOR DENIAL
REGULATORY OFFICER	REGULATORY OFFICER	
APPROVED BY CHIEF EXECUTIVE		
	SIGNATURE	DATE



Applicant Details – Subdivision

Full Name(s) of Property Owner(s):	
Rating valuation number on original title before subdivision:	
Postal Address of applicant:	
Preferred Contact Number:	
Email Address:	
Resource Consent Number:	
S223/224 completion certificates issue date:	

Signature of Property Owner(s): **Date:**

Background Information (please provide a short summary about yourselves and why you have developed in the area, this information will not be used as criteria for our assessment):

OFFICE USE ONLY		
MEETS CRITERIA	DENIED	REASON FOR DENIAL
REGULATORY OFFICER	REGULATORY OFFICER	
APPROVED BY CHIEF EXECUTIVE		
	SIGNATURE	DATE



RATES REMISSION POLICY:

Section: 11 - Incentivising residential development

Objective: To increase the amount of housing stock in the Rangitikei

Conditions and criteria

Rates remission on new or relocated dwellings:

1. Council may grant a rates remission on a new residential building constructed anywhere in the Rangitikei District or a relocated dwelling if brought from outside the District and so certified by the agency undertaking the relocation
2. The remission will be for a total of \$5,000 (GST inclusive), and available after the Council has issued a building code compliance certificate (must be after 1 February 2019) for the dwelling. The remission will end once \$5,000 of rates has been remitted. The remission applies to the property and if sold will be transferred to the subsequent owner.
3. If more than one qualifying new or relocated dwelling is constructed on a single rating unit, the remission is increased proportionate to the number of dwellings.
4. A remission will be considered, by way of waiver of internal building consent costs, if the otherwise qualifying new or relocated dwelling is replacing an existing dwelling. Waiving of internal building consent costs for a new dwelling replacing an existing dwelling be calculated by taking the percentage increase in ratable value between the new house and the existing house and applying this percentage to the \$5,000 ratable value, with the proviso that \$5,000 would be the maximum amount waived.
5. The remission is not available retrospectively for otherwise qualifying new or relocated dwellings which have been completed before the commencement date of this policy.
6. If approved the remission will be allocated against the rate account pertaining to that property.

Rates remission on subdivisions for residential purposes:

7. Council may grant a rates remission on a residential subdivision with a minimum of three sections anywhere in the Rangitikei District.
8. If a subdivision for residential purposes receives resource consent approval after the commencement date of this policy, Council will remit all rates which are fixed amounts* for up to three years (commencing from 1 July) on that portion of the subdivision which is unsold during that time provided at least one section has been sold. This includes sections to be used for roading (but this is not deemed to be sold).
9. If a subdivision for residential purposes receives resource consent approval no earlier than two years before the commencement date of this policy, Council will credit all rates which are fixed amounts and paid from 1 July following the date of resource consent approval for up to three years.
10. Any section sold from a subdivision for residential purposes during the three-year period when a remission has been granted over the whole site will be remitted 75% of all rates which are fixed amounts for one year. The remission available for new or relocated homes will apply after that year, if eligible
11. New rates are calculated and applied at 1 July, being the start date for Council's financial year.
12. If approved, the remission will be credited against the rate account pertaining to that property.

