
TOWN OF GANDER
SCHEDULE OF RATES AND FEES 2021

Residential Property Tax

Mil Rate 7.3 mils **Minimum Tax \$100**

The minimum tax for vacant land is \$380 unless the land is in the waste disposal buffer area in which the minimum tax is \$100.

Property Tax Reduction

Taxpayers are eligible for a reduction of their annual residential property and water & sewer taxes provided the total income of their household is less than the amount listed below. The total income is deemed to be income from all sources and includes basement apartment rental income, interest income and the income of all owners of the property:

ANNUAL INCOME	REDUCTION
0.00 - \$18,750	50%
\$18,751 - \$20,500	40%
\$20,501 - \$22,500	20%
\$22,501 - \$25,000	10%

The total income used to evaluate the current year's reduction is based on the previous year's income. Property tax reductions will be issued for the current year only.

Applications for property tax reductions are available on the Town of Gander website at www.gandercanada.com and can be picked up at the Town Hall.

Commercial Property Tax

Mil Rate 7.15 mils **Minimum Tax \$100**

The minimum tax will be prorated if the invoice date is between October 1st and December 31st.

Charitable and Not for Profit Organizations Property Tax Exemption:

The following organizations are eligible for a full property tax exemption:

Gander Masonic – Lindbergh	Girl Guides of Canada	Gander Curling Club
Benevolent Order of Elks	SPCA	
Chamber of Commerce	Cara Transition House	
Royal Canadian Legion	Gander Lions Club	
North Atlantic Aviation Museum	Gander Golf Club	

Authority - Section 112-119, 133-134 of the Municipalities Act, 1999

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Water & Sewer Tax

Commercial **Mil Rate 7.15 mils**
Residential **\$450 per Household**

Church owned property

All church owned properties classified as tax exempt under Section 118 (d) of the Municipalities Act will be charged a yearly water and sewer service fee of \$450. Properties classified as tax exempt under Section 118 (f) will be charged a yearly water and sewer service fee of \$450.

The following Charitable and Not for Profit organizations are eligible for the following water/sewer tax reductions:

	2021 W/S Deduction	2021 W/S Payable
Golden Legion Manor (Bldg. #1)	\$ 2,780.94	\$13,577.44
Golden Legion Manor (Bldg. #2)	10,520.51	10,520.51
Golden Legion Manor (Bldg. #3)	1,162.29	5,294.88
North Atlantic Aviation Museum	2,031.11	3,518.72
Curling Club	1,759.92	3,340.89
Golf Club	5,369.38	2,968.95

The minimum tax will be \$100 per year.

The minimum tax will be prorated if the invoice date is between October 1st and December 31st.

Authority – Section 130 - 134 of the Municipalities Act, 1999

Business Tax

Class #	Mil Rate	Minimum Tax
1 Daycare, Fitness Centre's, Hospitality Homes, Personal Care Homes, Tourism/Recreation	3.75	\$200
2 Warehouses	11.55	\$200
3 Bars, Business Offices, Car Dealerships, Convenience Stores, Courier Offices, Drycleaners,	11.55	\$200

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Business Tax (cont'd)

3 Garages, Grocery Stores, Hairdressers, Lotto Booths, Manufacturing, Moving Companies, Private Colleges, Physiotherapy, Restaurants, Retail Stores, Service Stations, Travel Agencies, All Others

4 Department Stores, Laundries & Laundromats 19.00 \$500

5 Hotels & Motels 22.60 \$500

6 Airline Ticket Offices, Insurance Offices, Newspapers, Radio Stations, Rent-A-Cars, Air Navigation Services & Construction Offices 26.75 \$500

7 Professional & Real Estate Offices 31.70 \$500

8 Banks, Credit Unions, Finance & Loan Companies, Oil Bulk Plants 90.40 \$500

9 Businesses regulated under the Taxation of Utilities and Cable Television Companies Act 2.5% of gross revenues

The minimum tax will be prorated if the invoice date is between October 1st and December 31st.

Authority - Section 120-125, 133-134 of the Municipalities Act, 1999

Business Out of Residence Tax

Occupancy Permit \$10

Where the fixed place of business cannot be assessed under the Assessment Act, an Annual Tax Rate \$7.25/\$1,000 of gross sales, to a maximum of \$700 will be imposed and the tax will be based on the previous year's gross sales. The same minimum tax will be charged as outlined in the Business Tax Rates depending upon classification.

Where there is a fixed place of business that can be assessed under the Assessment Act, the Home-Based Business will be taxed at the appropriate business tax rate. The same minimum tax will be charged as outlined in the Business Tax Rates depending upon classification.

Personal Service Home Based Businesses include, but are not limited to, hairdressers, estheticians, beauty parlors and related.

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Licence of Occupation

Residential	\$50/year
Commercial	\$50/year plus 1/10 land value

Animal Control

Dog and Cat licenses (male or female)	\$30 lifetime of owner fee
Impounding Fees	\$25 First Offence \$50 Second Offence within a 12-month period, plus \$5 per day for each day the animal is held at the Animal Shelter. If the animal is not licensed, the impounding fees are doubled.
Replacement Tags	\$5 each

Mobile Business & Vending Machine Operations

Permit Fee Structure	\$50/day Seasonal permit \$125 plus \$10 per mobile unit Annual permit \$225, plus \$10 per mobile unit
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Taxi Fees

Annual Taxicab Vehicle Licence	\$30
Annual Limousine Vehicle Licence	\$50
Decal for Operating Taxicab	\$10
Annual Taxicab Operator's Licence	\$20
Replacement Decals for Operating Taxi	\$10
Transfer Fee for Annual Taxicab Vehicle Licence	\$15
Transfer Fee for Annual Taxicab Operator's Licence	\$10
Temporary Annual Vehicle Licence**	\$20
Replacement Taxi Rate Decals	\$10

(**to be issued only during the period January to March of each year, prior to the regular fee being applicable on April 1)

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Permit Fees

Residential

Minor Construction (under \$20,000): \$1/\$1000 of construction value
Major Construction (\$20,000 and over): \$2/\$1000 of construction value
Minor cosmetic repairs less than \$5,000 value do not require a permit

New Homes

Construction value based on cost per square foot

Additional Fees

\$50 Permit to Occupy
\$1,500 Wastewater Service Levy
\$300 Grading Verification Fee

Refundable Deposits

\$500 Building Inspection
\$500 Grading Inspection (Reinspection fee of \$100 per visit)
\$300 Tree Deposit (Refund to be issued only up to 24 months of the application date)

Subsidiary Apartments, Secondary Suites, Structural Renovations and Additions

Construction value based on cost per square foot

Additional Fees

\$50 permit to occupy (Applies to apartments and suites)

Refundable Deposits

\$500 Building Inspection (Reinspection fee of \$100 per visit)

Minimum Charge \$10

Accessory Buildings

Construction Value based on cost per square foot

Minimum Charge \$25

Fences, Patios, Decks, Balconies, Non-structural Renovations and Cosmetic Repairs

Minimum Charge \$10

Permit Renewal \$10

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Permit Fees (cont'd)

Non-Residential

\$5/\$1000 of construction value minimum charge of \$25

New Buildings

Construction value based on cost per square foot using RS Means Building Construction Cost Data book

Additional fees

\$100 Permit to Occupy

\$1,500 Wastewater Service Levy

\$300 Grading Verification Fee

Refundable Deposits (Not required if construction is certified by P. Eng. or Architect)

\$500 Building Inspection

\$500 Grading Inspection (Reinspection fee of \$100 per visit)

Structural Renovations and Additions

Construction value based on cost per square foot using RS Means Building Construction Cost Data book

Refundable Deposits

\$500 Building Inspection (Reinspection fee of \$100 per visit)

Minimum Charge \$25

Accessory Buildings

Construction Value based on cost per square foot

Minimum Charge \$25

Fences, Patios, Decks, Balconies, Non-structural Renovations, Cosmetic Repairs, Signs and Advertising Devices

Minimum Charge \$25

Permit Renewal \$25

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Permit Fees (cont'd)

Occupancy Permits

Required prior to moving into a building that has been vacant for a period of 6 months or more, a newly constructed building, or a building which has a change of use.

Residential \$50 Commercial \$100

Demolition Permit \$25

Driveway Installation Permit

Required if you add an additional driveway or widen an existing driveway.

Minimum Charge \$25

Additional Fees (May apply if work to Town's infrastructure is required) \$20/m curb cut down (Minimum Charge \$100)

\$ 175/m sidewalk removal

Street Excavation

Required if a contractor removes any portion of the Town's infrastructure. Insurance certificate to be provided.

Minimum charge \$250

Refundable Deposits - \$5,000 to be held for 12 months for warranty purposes.

Water and Sewer Connection

Required if there is a need to connect to the Town's water or sewer system. Insurance certificate to be provided.

Minimum charge \$400 per connection for larger sized services.

Residential sized services one fee for all three connections (water, storm and sanitary connection).

Miscellaneous Fees

Zoning Compliance Letters \$150

Side yard Compliance Letters \$100

Town Plan Amendment \$1,000 – without public hearing plus
\$2,200 – if public hearing is required

Development Regulations Amendments \$1,000

Development Application Fee \$50

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Miscellaneous Fees (cont'd)

Subdivision Development Application Fee	\$200
Subdivision Resubmission Review Fee	\$200
Tax Inquiry	\$150
Tax Certificates	\$150 (If no tax inquiry is required for the property)
Subdivision Development Fees	Residential \$35 per front metre Commercial \$35 per front metre Apartments: \$250 per unit (1 bedroom) \$300 per unit (2 bedrooms) \$350 per unit (3 bedrooms)
NSF Payments/Returned Payments	A charge of \$25 will be levied for anyone having a payment returned by a finance institution.
Vehicle Impounding Fees	Towing Charge plus \$20/night
Fire Alarm Monitoring Fee	\$400/year
After Hours Service Request	Cost Recovery Basis
Fire Extinguisher Monthly Inspection	Cost Recovery Basis
Charge for Witnessing Documents Unrelated to Town Business	\$50 plus HST
Marriage Fee	\$200 plus HST
Sludge Disposal Fees	\$100 load 1000 gallons or less \$200 load 1001 to 3000 gallons \$300 load over 3000 gallons
Wood Stove Inspection	\$150 plus HST

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Recreation Department Fees

Steele Community Centre User Rates

Ice Rental Rates for Adult & For-Profit Groups

		January–July	August-December
Sunday to Friday	6:30am-8:00am	\$73.25/hr.	\$73.25/hr.
	8:00am – 6:00pm	\$124.35/hr.	\$124.35/hr.
	6:00pm – Close	\$169.56/hr.	\$169.56/hr.
Saturday	6:30am - 8:00am	\$73.25/hr.	\$73.25/hr.
	8:00am - Close	\$124.35/hr.	\$124.35/hr.

Ice Rental Rates for Minor Hockey and Figure Skating

		January-July	August-December
Sunday to Friday	6:30am – 8:00am	\$73.25/hr.	\$73.25/hr.
	8:00am – 7:00pm	\$101.74/hr.	\$101.74/hr.
	7:00pm – Close	\$169.56/hr.	\$169.56/hr.
Saturday	6:30am – 8:00am	\$73.25/hr.	\$73.25/hr.
	8:00am – Close	\$101.74/hr.	\$101.74/hr.

General/Family/Morning Skating & Shiny Hockey Rates

Current		
Morning Skating		
General Skating		Adults: \$3.54
Family Skating		Students: \$2.66
Family Skating Pass	Includes 2 Adults & their Children	\$66.37 per season or \$10 per session
Shiny Hockey		\$4.35

Spring/Summer Floor Rentals

Current		
Floor Rental	Daily	\$65.22/hr.

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Recreation Department Fees (cont'd)

Non-Ice Events

Steele Community Centre rental rates have been set at the following:

When Ice is On

\$2,392.70 per day, plus other recoverable costs. For set-up and tear-down days, the rate will be \$1,914.16.

When Ice is Not On

\$2,201.28 per day, plus other recoverable costs. For set-up and tear-down days, the rate will be \$1,435.62 per day.

Room Rental for Parties \$25

Steele Community Centre Parking Lot Rental Fee \$500/day

Field Rentals

Recreation Softball	Adult	\$490/per team per season
	Children	\$8.70/child for June–August (\$4.35/child per mth after August)
Baseball Teams	Adult	\$490/ per team per season
	Children	\$8.70/child for June–August (\$4.35/child per mth after August)
Soccer Teams	Adult	\$490/ per team per season
	Child	\$8.70/child for June–August (\$4.35/child per mth after August)

Town Field Lighting Fee \$30/hour

Tournament Daily Rental Fee

Youth	\$100
Adult	\$150

Single Ballfield Games \$35 per game

Mobile Stage Rental

Commercial (In Town)	\$500/day
Non-Profit (In Town)	Cost Recovery
Other Municipalities	\$500/day plus \$100 delivery and pickup

NOTE: HST is to be added for all the rates charged in this section.

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Interest on Overdue Accounts

March 31, 2021 will be established as the due date for payment of all taxes for properties and businesses assessed as of January 1, 2021.

All taxes that are in arrears after March 31, 2021, will be charged simple interest at the rate of 12% per annum which will be charged at the first day of each month on the outstanding principal.

For those property owners who elect to pay their property tax monthly by post-dated cheque or pre-authorized bank payment, the due date is the last banking day of the month in which the tax is payable and will be considered overdue if unpaid after the end of the month and the simple interest rate will be set at 12% per annum.

All other property, business and water and sewer taxes, including supplementary assessments, are due 30 days from the date of issuance and all invoices in arrears at the end of the 30 day period following the issuance will be subject to simple interest charges of 12% per annum. All other miscellaneous billings are due 30 days from the date of issuance and all invoices in arrears at the end of the 30-day period following the issuance will be subject to simple interest charges of 12% per annum.