

TOWN OF WITLESS BAY  
2021 TAX STRUCTURE, RATES & FEES

**Property Tax:**

Residential property	5 mills
Commercial property	8 mills
Minimum property	\$550.00
Vacant Land	\$200.00 (Minimum per parcel)

**Business Tax:**

Autobody/Service Stations	13 mills
Tourism Businesses operating seasonally	5 mills
Bank/Financial Institutions	40 mills
Fish Plants	18 mills
General Commercial	12 mills
Heavy Equipment/Construction	50 mills
Personal Care/Retirement Homes	6 mills
No fixed address	5% of Gross Revenue
Utilities	2.5% of Gross Revenue
Minimum Business Tax	\$300.00

**Permits – Residential:**

New home construction	\$150.00
General Development (includes excavation)	\$100.00
Accessory bldgs. extensions/fences & demolition	\$ 50.00
Res. Renovations (siding, windows, shingles, etc.)	Application fee only (\$25)

**Permits – Commercial:**

New Buildings & Extensions	40 cents per sq. ft. per floor, min. \$250.00
Renovations	\$150.00
Permit to Operate Business	\$150.00
Permit to Operate Home-based Business	\$100.00
Roadside Vendor	\$ 50.00 (annually)

**Other Fees**

Application fee	\$25.00
NSF fee	\$40.00
Permit extension	\$50.00
Discretionary Use/Advertisement	\$250.00 (minimum)
Tax Certificate – Residential	\$250.00
Tax Certificate – Commercial	\$400.00
Cut in paved town road (application required)	\$2,000.00 (deposit up front)
Fire Protection Fee	\$180.00/household (includes 911 service and stand-by allocation fees)

Water Fee (Fish Plant) \$17,500 per year

**Subdivision Development Fee:**

Per Lot \$300.00 to be paid by developer prior to issuance of permit

**Cost Recovery related to Amendments to the Town Plan and building developments**

All costs incurred through a request to amend the Town Plan and through the processing of development applications, including referrals to engineers, legal, planners, surveyors, public advertisements or any legitimate cost, will be the responsibility of the interested party. The Town will provide a written estimate to the interested party, with the full cost recovery amount being paid in advance as a deposit.

**Discounts – Applicable to property tax only:**

8% on current property tax, applicable only if payment of all outstanding debts (current and prior taxes or otherwise) are paid in full by May 31, 2021. Please note that there will be no additional discounts besides the listed 8%.

**Interest:**

All taxes are due and payable by May 31, 2021. Taxes not paid by May 31, 2021, or without payment arrangements being made will be charged a rate of 18% per annum, compounded monthly, retroactive from January.

**Payment Arrangements:**

Acceptable payment options: Visa, MasterCard, Debit, and pre-authorized payments. If acceptable arrangements are made with the Town before May 31, 2021 to have accounts paid in full by November 30, 2021, no interest will be applied to the account.