



City of Regina

City of Regina Housing Incentives Policy Rental Housing Tax Exemption Application

The City of Regina provides a five-year, 100% tax exemption for the development of market rental housing in Program Area 1 & 2 and affordable rental housing in all Program Areas. The Program Area map is provided in Schedule 1 of this application form and information about the Housing Incentives Program are available on Regina.ca under the Housing section.¹

To be eligible, applications must be made while development is underway and will not be accepted retroactively once development is complete.

Eligibility Requirements

- Completed application form including a copy of the property title and an approved Building Permit for the rental project.
- Application for tax exemption must be completed before October 31 for consideration for an exemption to begin on January 1st of the following year. Where this application is returned between November 1 and December 31, the exemption will be delayed by an additional year.
- The owner(s) must enter into a legal agreement with the City setting out the terms and conditions through which the exemption will be provided. The legal agreement will be sent to you via the information provided. Failure to return a legal agreement provided by the City will result in loss of tax exemption.
- Outstanding property tax balances and other charges to the City of Regina must be paid.
- Project must have two or more approved rental units. Units must be in an RN Zone or higher where a duplex or semi-detached is allowed². Zoning for a site can be found on Building Permit.
- Single family dwellings with rented secondary suite are eligible but must fill out the Secondary Suite application.

¹ *The Education Property Tax Act* specifies that any exemption of education property taxes that is \$25,000 or greater must be approved by the Government of Saskatchewan. As a result, the exemption may cover the municipal and library portions of the taxes only. Where the exemption of the education portion of the property taxes is not approved or is reduced, the Owner will be required to pay the balance of the education portion of the property taxes and the City shall not be liable to the Owner for any amount of the tax exemption, which would have otherwise been granted to the Owner.

² A two-unit Purpose Built Rental Building constructed by a Non-Profit Housing Provider in an R1 zone is eligible under the Rental Housing Tax Exemption Program. See Housing Incentives Policy for a definition of Non-Profit Housing Provider.

Not Eligible

- Existing homes, renovations, homes built on existing foundations, group or care homes.
- Existing rental apartments that are being converted to condominium units.
- Single family homes or condominiums owned by a private company, corporation or individual that are being rented.
- Two rental units in R1 Zone (apply under the Secondary Suite exemption) with exemption of non-profit housing providers.
- Market rate ownership units outside of the Program Area 1: City Centre
- Market Rental units in Program Area 3.

Property to be Exempted:

Property Address: _____ Postal Code: _____

Legal Description: _____

How should we contact you/where should we send legal papers? If the provided mailing address is different from the mailing address on file at the City, you are required to update your address with the Property Tax & Utility Billing Branch. You may confirm the address on file and update by logging in to your account on eProperty under MyAccount (Regina.ca/Myaccount) or by completing a Notification of Address Change form. (This will only update your Property Tax account.) Failure to return legal agreements sent to you will result in loss of the tax exemption.

Full Name(s) of Owner(s): _____

Owners Primary Residence Mailing Address: _____

City: _____ Postal Code: _____

Home Phone: _____ Work Phone: _____ Cell Phone: _____

Email: _____

Eligibility Information

1. The following is a list of eligible applicants. Check the one that applies to you:

- I am the owner renting two or more units.
- I am an authorized representative of a non-profit housing organization.
Specify _____
- I am a developer/representative of the property owner working on a rental development for the private market.

2. Corporate Status (Proof of status must be provided)

- Charitable Non-Profit Membership Non-Profit (affidavit must be provided) ³
 Private Sector Other _____
 Co-operative

3. Have you also applied under the City's Housing Incentives Policy Capital Grant Program?

- Yes, I have applied for Affordable Rental Units.
 If yes, how many Capital Grants have been conditionally approved? ()
 No

4. What zoning district will the rental units be built in? (Note: Zoning information can be found on the building permit)

5. Check what kind of development is this?

- Duplex/Semi-detached Rental apartment building
 Triplex Mixed residential-commercial
 Fourplex Other _____

6. Check how many rental units are being built?

Number of units _____

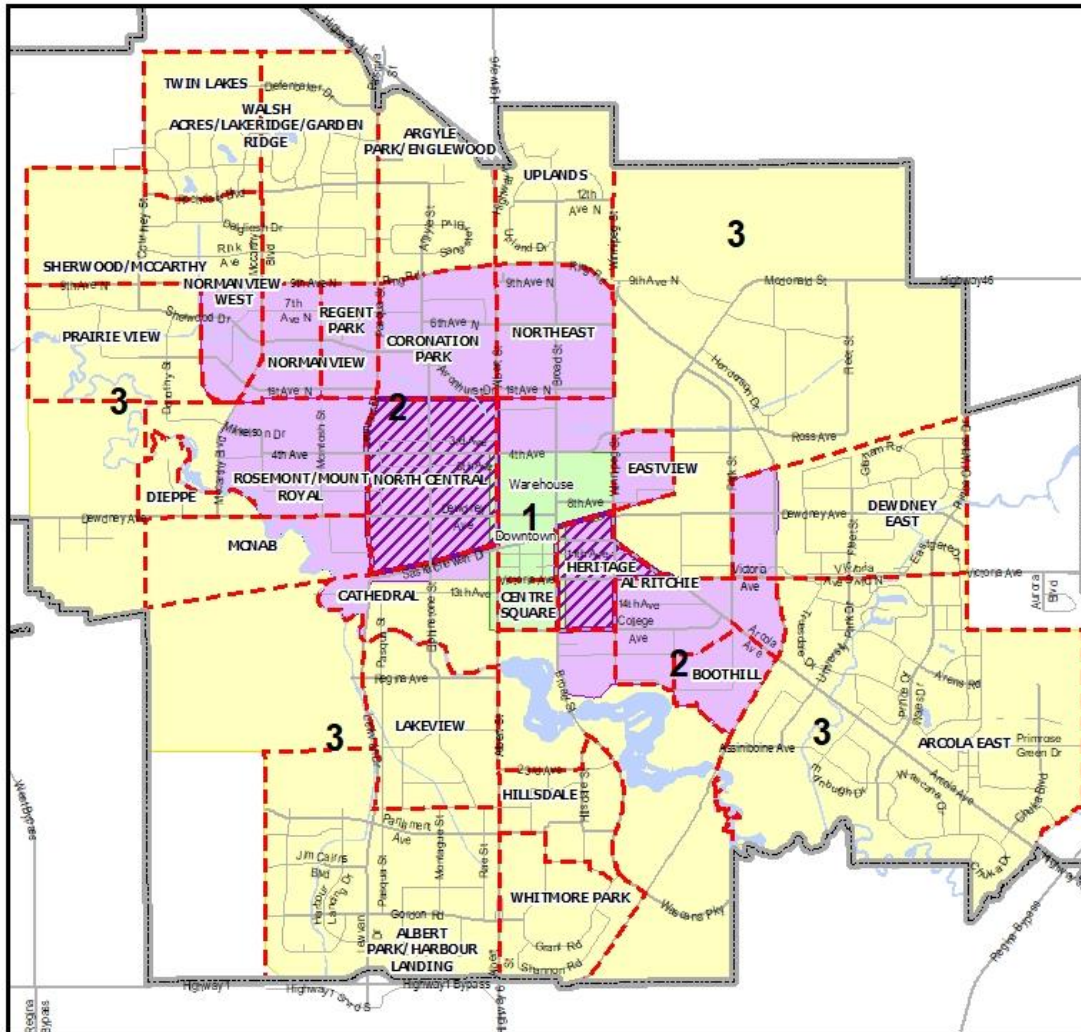
7. Is this project all new construction or a re-use of an existing non-residential building?

- All new construction
 Conversion of an existing commercial or other non-residential building

8. What is the total floor space including all floors? _____

³ To be considered as a non-profit housing provider under the Housing Incentives Policy, all membership non-profit corporations must submit an affidavit with its application confirming that the corporation provides housing primary for the benefit of the public at large instead of its members. If the affidavit is not provided it will be considered a Private Sector application.

Housing Incentives Program Areas



Legend

- City Limits
- Community Associations

Incentive Program A areas

- 1 - City Centre
- 2 - Inner city & Established Neighbourhoods Special Policy Area
- 2 - Inner city & Established Neighbourhoods
- 3 - Developed & New Areas

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