

Invest & Expand Renovation Incentive

Schedule A

The purpose of the Invest & Expand Renovation Incentive is to provide an abatement of municipal taxes on renovated commercial or mixed-use properties in Prince Albert. This program is retroactive to January 1, 2026. The incentive program is an initiative that originates from City Council's desire to build our tax base and incentivize development.

1. The calculation for the abatement will be as follows:
 - (Post-renovations general municipal levy – Pre-renovations general municipal levy) = \$XXX
 - \$XXX will be applied as an abatement on the property taxes in Year 1, Year 2, and Year 3
 - Year 1 will occur in the calendar year following the completed project.

2. The increase in pre-renovation and post-renovation taxes on the general municipal levy will be granted an abatement. Year 1 of the general municipal levy increase will determine the three-year abatement percentage as follows:
 - Year 1 – 33.34%
 - Year 2 – 33.33%
 - Year 3 – 33.33%

For example, a commercial business has an assessment increase which equates to a general municipal levy increase of \$10,000. The abatement will total \$10,000 by Year 3 by being applied accordingly:

Year 1 Abatement	33.34%	\$3,334.00
Year 2 Abatement	33.33%	\$3,333.00
Year 3 Abatement	33.33%	\$3,333.00
Total	100.00%	\$10,000.00

3. Applicants must apply for a building permit for the proposed renovations or improvements.

4. The Assessment Department will receive the building permit from Community Development relating to renovations or improvements. Once renovations are completed, the Assessment Department will complete an inspection to determine the new value of the property (assessment value).

5. The abatement will be calculated on the increase in the general municipal levy taxation, due to the increase in assessment derived from the renovations or improvements.

6. The abatement will only be granted on the General Municipal Levy.
7. The abatement will not be applied to the property taxes until the following year once construction and final inspections have been completed.
8. A change to the property does not necessarily mean there will be a change to a property assessment. Some changes made to the property could result in a decrease, or in such minor changes that the assessment does not see an increase.
9. If the property is sold, the abatement will terminate.
10. Successful applicants cannot apply for other any housing or tax incentive programs that are offered by the City of Prince Albert.
11. Completed applications will be reviewed by Administration prior to being forwarded to the City Manager for approval in principle. If approved by the City Manager, the application will be forwarded to City Council for consideration.
12. Once the appropriate approvals have been received, an agreement will be entered into between the applicant and the City.
13. If a property is in tax arrears, it is not eligible for the incentive program.
14. The applicant will be responsible for obtaining all required applications and permits for the project.
15. The abatement is specific to the General Municipal Levy taxes. The abatement excludes the following taxes that are owing:
 - Civic Facilities Levy
 - Library Levy
 - Base Tax
 - Snow Management Special Tax
 - Roadways Special Tax
 - Business Improvement District (if applicable)
 - Local Improvement Levy (if applicable)
 - School Taxes