

Purpose:

The City of Delta is encouraging investment in commercial, multi-unit residential, and mixed-use development in Ladner Village to revitalize the local economy and create a vibrant community as per the Ladner Village Revitalization Tax Exemption Program Bylaw No. 8331, 2023.

Incentive Programs:

To help achieve this, there are two incentive programs:

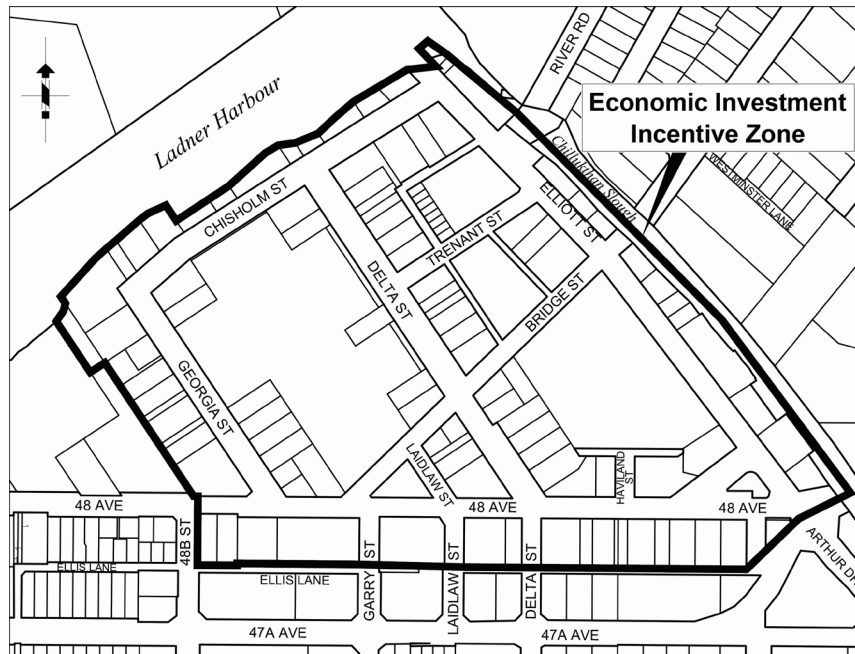
Municipal tax exemption program – property taxes can be ‘frozen’ at the existing rate for up to 3 years for eligible projects and, for eligible projects that are all purpose-built rental housing, for up to 5 years.

Municipal fee reduction program –building permit fees and plumbing permits fees can be reduced by 60% for eligible projects, and by 80% for eligible projects that are all purpose-built rental housing.

Eligible projects are construction projects involving one or more multi-unit residential, commercial or mixed-use buildings having a total construction value of \$2 million or more.

Eligible Properties:

Incentives only apply to eligible projects located within the Ladner Village Economic Investment Incentive Zone, delineated on the map below:



Eligible Applicants:

If you own land within the Ladner Village Economic Investment Incentive Zone on which an eligible project is to be constructed, you (or your designate) are eligible to apply for municipal tax exemptions and municipal fee reductions.

Application Process:

There are separate application forms for municipal tax exemptions and municipal fee reductions. Application forms are available at <https://www.delta.ca/building-development/how-apply>

- Applications for municipal tax exemptions must be submitted on or before July 31 to receive the exemption starting the following year. Applications must also be submitted before any building permit has been issued for any part of the project.
- Applications for municipal fee reductions must be submitted to at least 1 month before the date of the building permit or plumbing permit application to which it relates.

Applications should be submitted to the General Manager of Finance.

Application Requirements:

The following documents should be submitted together with each application form:

- A certificate showing that all taxes and fees that were owing on the land before the date of the application have been paid.
- A copy of the most recent property assessment notice for the land.
- A complete description of the eligible project, including
 - a. Plans prepared by a qualified professional to show it is an eligible project; and
 - b. A letter prepared by a qualified professional certifying the construction value of the project.

Approval Process:

Tax Exemption - you will be required to enter into a Revitalization Tax Exemption Agreement with City of Delta. This agreement outlines conditions that have to be complied with during the term of the tax exemption and is approved by Council. Once this has been signed, City of Delta has until October 31 of the same year to issue a Tax Exemption Certificate for the term of the exemption. Note: the Tax Exemption Certificate may be cancelled if any of the conditions are not met and you may be required to pay back taxes that you were exempted from paying.

Municipal Fee Reduction – your application will be reviewed and, if approved, you will receive confirmation regarding your fee reduction from the General Manager of Finance.

This document is meant for general guidance only and is not to be regarded as a right to approval if the steps indicated are followed. Applicants should review the [Ladner Village Revitalization Tax Exemption Bylaw](#) for full details. If you have any questions please contact the Development Department at (604) 946-3380 for assistance.