

Personal Information: The name and address that appears on the tax statement is the latest information available at the time of printing. Tax bills for properties that have been sold/purchased after March 31 of the year may not be printed in the name of the new owner. Previous owners are asked to return the bill to the Town Office to be re-directed. **Changing phone numbers, mailing address or email address? Please call the Town Office to update your file (204-388-4600).**

Assessments: The Province of Manitoba manages the department that maintains and/or establishes property values. If you have any questions regarding the assessed value of your property (as indicated on your tax statement) please call Municipal Relations – Assessment Services at 204-326-9896. In all cases, when making inquiries regarding your property, please refer to the roll number noted on the top right-hand corner of your property tax statement. Also, see Assessment FAQ for more information on assessments. Assessments for the year are closed by September 30 of the preceding year.

Added Assessments: if you make improvements to your property, such as new house, deck, garage, shed, finish basement, added basement bathroom, etc. these assessments will not be included in the regular bills issued in July. Municipal Relations – Assessment Services assesses these changes through the spring and summer and Added Tax bills are then issued in the fall.

Municipal Taxes:

Like all municipalities, the main source of funding for operations is derived from property taxes. The funds required to cover the cost of operating the Town are identified in the annual financial plan(budget). Copies of the financial plan (budget) are available at the Town office and on the Town website at wheretheyoubelong.ca. Taxes are levied based on an apportioned assessment, or a portion of the market value of the property as of a set point in the past. The portioned assessed value of a property divided by 1,000 multiplied by the mill rate determines the amount of taxes payable on each property. Tax bills are issued in July of each year for January to December of that year and are due on the last business day of September.

General Municipal at Large: All properties, other than exempt properties, pay the General Municipal at large taxes.

By-Laws:

Local Improvement District Levy (LID): In some areas, utility and street construction debt repayment levies may also have an impact on your municipal taxes. These levies will continue to be charged against the property during the terms indicated on the tax statement.

Waste Collection: Most residential properties pay an annual fee for curbside waste removal. For more information on waste collection specifications, from the Main Web page go to: Residents -> Town Services -> Garbage & Recycling.

Special Services: All properties, including exempt properties, pay the special levy. The special levy provides for fire and EMR (emergency medical response) services, policing, and street Lighting.

Education Taxes: The Town of Niverville does not set education tax rates but is required under provincial legislation to raise and collect both provincial and local education taxes. The Hanover School Division is the local education authority for the Town of Niverville. For clarification on education taxes please contact either your school board trustee or the Hanover School Division at 204-326-6471.

Education Property Tax Credit Advance (EPTCA): The Province of Manitoba administers a “school tax” rebate program. Manitoba residents may be entitled to a credit up to \$525 on property taxes. The credit is based on the school tax portion of the property tax statement.

To qualify for the credit to be applied directly to the tax bill, the property must be a single dwelling unit (DU), you must be the resident and owner of the property for which you are applying AND have been levied full taxes (land and building) as of January 1 of the tax year. Application forms are available at the Town office. To apply please contact taxes@whereyoubelong.ca for an application form or find the form on the Town Website under the Resources section, Education Property Tax Credit. The deadline to apply for the credit is May 1 of each year.

Property owners missing the deadline or otherwise not qualified to receive the credit directly off the tax bill can still receive the credit by applying on their annual personal income tax return, Manitoba Tax Credits Form.

For more information on the EPTCA visit: <https://www.gov.mb.ca/finance/tao/eptc.html>