



TOWN OF NIVERVILLE SUPPLEMENTARY TAX NOTICE

The Manitoba Intergovernmental Affairs & Assessment Services has advised the Town Office of a revision in the assessed value of your property. In accordance with Section 326(1) of *The Municipal Act C.C.S.M. c. M225*, Council has imposed supplementary taxes for the years 2024 and 2025. Said supplementary (Added) taxes are due and payable on **December 31, 2025 by 5 pm.** at the Town Office, 329 Bronstone Drive, Niverville.

Enclosed you will find an added tax bill(s) that have been levied against your property or a Tax Credit due to an Assessment change for your property. The reason for the change and effective date is stated on the bottom portion of the bill.

Please note that this added tax Bill(s) *does not* replace any other tax bill levied on the same roll number, rather, all tax bills need to be added together to determine the total taxes levied against a property for the year. You are welcome to call the Town Office, 204-388-4600, email: taxes@whereyoubelong.ca, or log in to your Customer Portal account for the details of your account.

You may also receive an added tax bill for a prior year if the improvement to your property occurred in the prior year but had not yet been assessed.

If you have received a credit and your account balance is now a credit, you have the option of leaving the credit on your account to be applied to next year's taxes or receiving a cheque refund. Please call the office to request a cheque if that is your choice.

If you were not the owner of this property for the entire period shown on this statement, please contact your lawyer or check your closing documents for tax adjustments.

PAYMENT OPTIONS

Mail: cheque or money order payable to: Town of Niverville with the top portion of your tax statement(s) to: **Town of Niverville, Box 267, Niverville, Manitoba, R0A 1E0.**

Drop Box: located at the front of the building at 329 Bronstone Drive.

Mortgagor: If your taxes are normally paid by your mortgagor a copy of this bill will be sent to your Financial Institution (provided they have registered their interest with our office).

Internet banking: electronically through some financial institutions. **To ensure electronic** payments will not be subject to late penalty, please allow at least 3 business days for financial institution processing.

Customer Portal: Payments can be made by credit card, or by online debit if your Financial Institution allows. (Convenience fees apply to portal payments).

In Person: at 329 Bronstone Drive, **Monday through Friday**, 9 am to 5 pm by cheque, cash, Interac, or credit card. Convenience fees apply with payments by credit card.

All payments must be received in the Town Office **by 5 pm** on due date. Cheques may be post-dated to the due date (**December 31, 2025**) but must be received by the Town Office on or before September 29, 2025. Drop box payments **must be in the drop box by 5 pm on December 31, 2025** or they will be considered late and will be subject to a penalty. Receipts may be picked up at the Town Office, emailed upon request, or viewed on the customer portal.

****HOMEOWNERS AFFORDABILITY TAX CREDIT (HATC)****

The Government of Manitoba introduced the Homeowners Affordability Tax Credit of up to \$1,500.00 on the education portion of property taxes in Budget 2024/2025. This credit replaces the Manitoba School Tax Rebate and Education Property Tax Credit Advance for residential properties for the 2025 tax year.

Newly built homes will not have the HATC automatically deducted from the tax bill. Please contact the Town Office to determine if you qualify and require an application form. This is a one-time application. Once you are approved, providing this remains your principle residence, the credit will come off your bill automatically, starting in 2026, and each subsequent year. Contact taxes@whereyoubelong.ca for more information.

For more information on property taxes in the Town of Niverville please visit:
<http://whereyoubelong.ca/town-administration/taxes-utilities/taxes-tax-information>

BOARD OF REVISION (APPEALS)

If you do not agree with your assessment, the first step would be to talk to an assessor at the Assessment Branch of the Provincial Government. Please call 204-326-9896 and ask to speak to an assessor who can explain the basis of your property assessment and why it has changed (reference your Roll number as noted on your bill). Should you still disagree with your assessment, appeals may be submitted to the Board of Revision with respect to any of the following matters which caused the imposition of supplementary taxes:

- a) the liability to taxation of property or business;
- b) the assessment of property or business;
- c) the classification of the property; or
- d) refusal by an assessor to amend the assessment roll based on a written application

In accordance with Section 328(2) of *The Municipal Act*, an application to appeal must:

- a) be made in writing
- b) be filed with the Chief Administrative Officer, Eric King, before the last date for filing **November 3, 2025 by 5:00 pm**;
- c) set out the roll number and legal description of the property or business for which a revision is sought; and
- d) state the grounds on which the application for appeal is based.

THE LAST DATE FOR FILING AN APPEAL IS November 3, 2025 BY 5 PM

Council for the Town of Niverville will be sitting as the Board of Revision on **November 18, 2025** in the Niverville Community Resource and Recreation Centre, 501 Centre Street, Multi-purpose room, Niverville, MB at **7:00 pm** to hear applications.

Dated this 1st day of October, 2025.

Eric King, CPA, CGA
CAO
Town of Niverville
Box 267
Niverville, MB
R0A 1E0