

Town of Placentia 2025 Tax Structure

Property Tax	6.2 mils
Commercial Property Tax	9.0 mils
Minimum Property Tax (1st property)	\$ 350.00
Minimum Vacant Land Tax (each additional property)	\$ 150.00
Business Tax	
Non Profit Organization	8.5 mils
Hospitality/Hotels/B & B	10.5 mils
General Business	18 mils
Greenhouses	18 mils
Drug & Jewelry Stores	20 mils
Take-outs	18 mils
Commercial Industrial Argentia	24 mils
Professional Offices/Educational Facilities	30 mils
Creative Manufacturing	20 mils
Mining, Quarry, Mineral Processing	80 mils or min \$2,500
Marshalling Yards - Argentia Industrial	\$2,500 per 1st acre; \$1,500 per add'l acres
Importer/Exporter Business Industrial	80 mils or min \$10,000
Salvage Yard - Industrial	80 mils or min \$10,000
Mail Order House	85 mils
Banks/Finance Companies	125.5 mils
Oil Companies (with fixed place)	125.5 mils
Utilities (Cable/Phone/Oil/Power)	2.5 % of Gross Revenue
All Other Commercial (no fixed place)	2/3 of 1% of Gross Revenue
Minimum Business Tax - Commercial	\$ 500.00
Minimum Business Tax - Industrial	\$ 600.00
Grant In Lieu of Business/Occupancy	23 mils
Contractors:	
- Home construction/Additions	18 mils or min \$500
- Painting/Electrical/General Repairs	18 mils or min \$500
- Waste Removal	18 mils or min \$500
- Excavation Contractors, Mining/Quarrying Contractors, Paving Contractors	18 mils or min \$500
Water/Sewer Taxes	
Metered Water Rates	\$105.00 per month or 75¢ per 1,000 gallons whichever the greater value
Water Only	\$ 312.00
Water/Sewer	\$ 380.00
B & Bs/Motels/Hotels/Efficiency Units (4 units or less)	\$ 380.00
- Each additional unit	\$ 30.00
Water Only - Vacant Land	\$ 70.00
Sewer Only - Vacant Land	\$ 30.00

Water/Sewer Taxes (Continued)	
Water/Sewer - Vacant Land	\$ 100.00
Commercial Water/Sewer (First unit)	\$ 380.00
- Each additional unit	\$ 105.00
Apartment Water & Sewer (First unit)	\$ 380.00
- Each additional unit	\$ 55.00
Home Based Business Water & Sewer	\$ 380.00
- Each additional unit	\$ 55.00
Trailer Park (Base Rate)	\$ 380.00
- Each Trailer	\$ 105.00
Harbour Authorities	\$ 520.00
Educational Facilities	5.5 mils + \$ 380.00
Water/Sewer Industrial Port Operations	9.5 mils or min \$400.00
<u>Residential Development Fees & Permits (see note)</u>	
Application Processing Fee (Regular permit fee required to obtain permit)	\$ 25.00
NSF Cheque Fee (Bank Fee + Town Processing Fee)	\$ 30.00
Sheds/Patios & Pools	\$ 50.00
<u>General Repairs/Landscaping</u>	\$ 25.00
Residential Extensions Permit	\$ 75.00
Residential Building Permit	\$ 150.00
Residential Occupancy Permit	\$ 150.00
Front Landscaping (Bylaw 2 yrs) (100% refundable)	\$ 500.00
Commercial/Non-Residential Building Permit	.009 of total project cost or \$10,000 whichever the greater value
Commercial Occupancy Permit	\$ 150.00
Commercial Renovations	.009 of total project cost or \$150 whichever the greater value
Recycler Permit (Yrly Fee)	\$ 250.00
Vendor Permit (30 day permit)	\$ 50.00
Vendor Permit (1 day)	\$ 25.00
Tax Certificate or Compliance Letter	\$ 250.00
Taxi Permit (Per Taxi Per Year)	\$ 100.00
Discretionary Use, Non Conforming-Use, Zoning	
Amendments, or Variance Fee	\$100 plus costs
Municipal Plan Amendment for Commercial Dev.	\$500.00 plus costs
Water (Turn on or off) Fee	\$ 50.00
Resident Water Hook Up	\$ 200.00
Resident Sewer Hook Up	\$ 200.00
Commercial Water Hook Up	actual cost; minimum \$400
Commercial Sewer Hook Up	actual cost; minimum \$400
Pavement Cutting for Water Hook Up	actual cost; minimum \$500
After Hours Call Out Fee	
- Residential -non emergency	\$ 200.00

- Commercial- non- emergency	\$	300.00
Mining/Quarry/Marshalling Yard	\$	1,500.00
Quarry Permit Renewal Fee	\$	500.00
Fish Processors/Buyers	\$	500.00
Aquaculture Permit	\$	500.00
Permit Fee - Wharf Residential	\$	75.00
Permit Fee - Wharf Commercial	\$	500.00
Dog Kennel Fee	\$	500.00
Commercial Demolition, Remediation & Related Services		2% cost of work {Note 1}

Note 1: Fee is 2% of the cost of work as determined in the contract value of the work, or if no contract value supplied, an estimated value by the Town will be considered the true value. This fee applies to remediation/related work .

All Fees and Licences are to be Paid In Advance

****Approved Permit Fees are non-refundable**

A discount of 10% is applicable to **Residential Property, Water & Sewer taxes, Only.** All taxes must be paid in full by March 31, 2025 to avail of the 10% discount on all current taxes.

The 2025 Municipal Taxes are due March 31, 2025. Compound Interest of 1% will be charged on all outstanding balances beginning April 1, 2025. Any collection fees incurred on individual accounts will be charged to taxpayers. Residents who do not avail of the 10% discount are encouraged to make equal payments starting February 2025. If 10 or 12 equal payments are made by December 31, 2025, interest will be adjusted.

Please Note: Failure to receive a tax bill does not excuse a taxpayer from the responsibility of the tax payments; nor does it relieve the taxpayer from the liability of interest on tax payments. Please ensure the town is notified of any changes to your mailing address.