



Low Income Exemption Policy L-068-09

Effective Date:

Part 1 Purpose

The purpose of this Policy is to provide partial tax relief of current taxes on primary residences for low income property owners as permitted under *Section 69* of the *Municipal Government Act*.

Part 2 Application Process

- 2.1 It is the intention of the Municipality to provide a partial tax exemption for low income property tax payers.
- 2.2 The exemption shall apply only to persons who are year-round residents of the Municipality for their primary residence which is occupied by him/her.
- 2.3 Only one application per household may be submitted.
- 2.4 In order to be eligible for this tax exemption, total income from the previous year must not exceed **AN AMOUNT EQUIVALENT TO A BASE AMOUNT OF \$25,000.00 FOR THE ADJUSTED BASE YEAR OF 2018 AND ANNUAL INCREASES THEREAFTER, IN ACCORDANCE WITH THE AVERAGE ANNUAL INCREASE IN THE CPI FOR NOVA SCOTIA WHICH AMOUNT SHALL BE ADJUSTED ANNUALLY IN SUBSEQUENT YEARS.** In the event that C.P.I. reflects a negative percentage, the C.P.I. rate shall be determined to be 0% (Please see attached Schedule A). Income of all income earners residing in the same household for the reporting year shall be included in calculating total income.
- 2.5 Any individual receiving Social Assistance which includes a property tax component as part of their budget will not be eligible for this exemption.
- 2.6 The amount of the exemption will be calculated at 50% of the primary residence current year's tax bill, but only up to a maximum of \$200.00.
- 2.7 The applicant requesting a tax exemption shall be required to complete a statutory declaration, and provide a copy of Income Tax Assessments prepared by Revenue Canada from the immediately preceding year. Income Tax Assessments are required from all income earners residing in the household.
- 2.8 **Applications** for a tax exemption must be received prior to **May 15th** of each year. Supporting documentation i.e., Notice of Assessment from Revenue Canada verifying income from all income earners residing in the household



**Low Income Exemption Policy
L-068-09**

Effective Date:

must be received no later than June 30th. Consideration may be given by Council to individual applications received after this date only if Council deems such consideration is warranted due to **extenuating** circumstances.

Part 3 Policy Review

The income threshold and maximum exemption amount contained in this policy will be reviewed on an annual basis.

Chief Administrative Officer's Annotation for Official Policy Book	
Date of Notice to Council members of Intent to Consider (7 days Min)	
Date of Passage of current Policy	
I certify that this Low Income Exemption Policy L-068-09 was adopted by Council as indicated above.	
<div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%; border-top: 1px solid black; padding-top: 5px;">Chief Administrative Officer</div> <div style="width: 45%; border-top: 1px solid black; padding-top: 5px;">Date</div> </div>	

Date last reviewed:

Date of last amendment:

	<h2>Low Income Exemption Policy</h2> <h3>L-068-09</h3>	Effective Date:
---	--	-----------------

Amendment Log

Date	Amendment Description
January 18, 2023	<ul style="list-style-type: none"> • Replaced throughout, the word wage with income. • Section 2.3 - added language that only one application per household may be submitted. • Section 2.6 - removed from the last sentence, less any Federal or Provincial property tax rebates received. • Examples of Yearly Income form - removed Federal and/or Provincial Property Tax Rebate. • Schedule A – added 2022 Base Year amount
February 28, 2024	<ul style="list-style-type: none"> • Section 2.3 – removed “Where a property is assessed to more than one person, any of them who are entitled to an exemption may receive only the portion of the exemption equal to that person’s share of the total assessment for the property, but where the different interests are not separate, then to that portion determined by the Treasurer, whose determination is final.” • Schedule A – added 2023 Base Year amount • Replaced Statutory Declaration with new application form.
April 10, 2025	<ul style="list-style-type: none"> • Schedule A – added 2024 Base Year amount

DRAFT AMENDMENT



Low Income Exemption Policy L-068-09

Effective Date:

Schedule "A"

In each fiscal year a homeowner may apply for property tax relief subject to meeting a household income requirement. The household income number is based on household income for the second calendar year immediately preceding subject fiscal year. For each new fiscal year, the household income threshold amount for the previous year is increased by the NSCPI increase to be used in the subject fiscal year for budget purposes.

2003 – Base year	\$ 15,000.00
2004 - \$15,000 base + CPI @ 2%	\$ 15,300.00
2005- \$15,300 base + CPI @2.8%	\$ 15,728.00
2006- \$15,728.00 base + CPI @ 2.1%	\$ 16,058.00
2007- \$16,058.00 base + CPI @2%	\$ 16,379.16
2008- \$16,379.16 base + CPI @3%	\$ 16,870.53
2009 - \$16,870.53 base + CPI @ 0%	\$18,500.00 (changed by Motion of Council)
2010 - \$18,500.00 base + CPI @ 2.2%	\$18,907.00
2011 - \$18,907.00 base + CPI @ 3.8%	\$19,625.47
2012 - \$19,625.47 base + CPI @ 2%	\$20,017.98
2013 - \$20,017.98 base + CPI @ 1.4%	\$20,298.23
2014 - \$20,298.23 base + CPI @ 1.5%	\$20,602.70
2015 - \$20,602.70 base + CPI @ 1.2%	\$20,849.93
2016- \$20,849.93 base + CPI @ 1.3%	\$21,120.97
2017 - \$21,120.97 base + CPI @ 1.1%	\$21,353.30
2018- \$21,353.30 base + CPI @ 1.1%	\$21,823.09
2018 - \$25,000.00 base + CPI @ 0.0%	\$25,000.00 (changed by Motion of Council)
2019 - \$25,000.00 base + CPI @ 1.6%	\$25,400.00
2020 - \$25,400.00 base + CPI @ 0.3%	\$25,476.20
2021 - \$25,476.20 base + CPI @ 4.8%	\$26,699.06
2022 – \$26,699.06 base + CPI @ 7.6%	\$28,728.19
2023 - \$28,728.19 base + CPI @ 4%	\$29,877.32
2024 - \$29,877.32 base + CPI @ 2.3%	\$30,564.50

Revised: April 10, 2025



**Low Income Exemption Policy
L-068-09**

Effective Date:



2025/26 Low Income Property Tax Exemption Application Form

Assessment Account number (on your tax bill):

Registered Owner(s) of Property (on your deed):

Address of Property (Civic Address):

Telephone Number / Email Address:

Do you live at the property and is it your principal residence? Yes No

Proof of income for the 2024 taxation Notice of Assessment year must be included with your application.

Applicant's income: (line 15000 of Notice of Assessment)	\$
Income of applicant's spouse, husband, wife, common law partner or domestic partner. (line 15000 of Notice of Assessment)	\$
Other resident(s) income. (line 15000 of Notice of Assessment)	\$
Combined Household Income (Must be \$30,564.50 or less to qualify)	\$

Please be sure your application is complete, and you have included proof of income from Canada Revenue Agency (CRA) for all income earners in the household. (Notice of Assessment)

I/We hereby declare that the above information is a true and accurate statement.

Signature of Applicant

Signature of Co-applicant

Date

Date



**Low Income Exemption Policy
L-068-09**

Effective Date:

Application information:

- The deadline for applications is May 15th, 2025.
- The maximum amount is 50% of the current year’s tax bill, up to \$200.
- This amount will be applied to the tax account.
- The total household income from all sources in the preceding year, 2024, cannot exceed \$30,564.50.
- Supporting documentation (Notice of Assessment from Canada Revenue Agency) verifying income for all income earners residing in the household must be received no later than June 30th, 2025.
- Please note: Income Tax Returns / T4 Slips will not be accepted. Failure to supply household members’ Notices of Assessment will render the application ineligible.
- All residential taxes for previous years must be paid to date and in good standing.

Submitting your completed application:

You can return your completed form (with accompanying documentation) in person, by mail, by email, or by fax to:

Municipality of Yarmouth, 932 Highway 1, Hebron, NS B5A 5Z5
 admin@munyarmouth.ca (fax) 902-742-3164

SAMPLE NOTICE OF ASSESSMENT FROM CANADA REVENUE AGENCY (CRA)

		Government of Canada	Gouvernement du Canada
Canada Revenue Agency			
Notice of assessment			
Notice Details			
Address:			
Social Insurance Number:		Tax Year:	
Date Issued:			
Line	Description	\$ Final amount	CR/DR
15000	Total income		
	Deductions from total income		
23600	Net income		