Keywords:

Corporate Plan:	
Classification:	*Corporate and Community Services – Rates – "Rate Capping Policy"*
First Issued/Approved:	*July 2006*
Review Frequency:	*Annually*
Last Reviewed:	*June 2019*
Next Review Due:	*June 2020*
Responsible Officer(s):	*Rates Officer; MCS*
Council File Reference:	*7.1.1*
Applicable Legislation:	*Local Government Act 1999 (S166)(1)(1)*
Relevant Policies:	*Rates Policy;*
Related Procedures:	*Forms part of Council's Annual Business Plan Documents*
Delegations:	

Purpose

This document sets out the Policy of the Berri Barmera Council for the application of a rate capping rebate against the general rates for the 2019/2020 financial year.

Principles

This Policy has been developed in accordance with section 166 (1)(l) of the Local Government Act 1999 where the rebate is considered by the council to be appropriate to provide relief against what would otherwise amount to a substantial change in rates payable by the ratepayer:

(i) due to a redistribution of the rates burden within the community arising from a change to the basis or structure of the council's rates; or

(ii) due to a change to the basis on which land is valued for the purpose of rating, rapid changes in valuations, or anomalies in valuations.

FRAMEWORK FOR POLICY

1. RATE CAPPING

Where the capital value on an assessment has increased resulting in rates payable for the 2019/2020 financial year being 12% or more, greater than the rates due and payable in the 2018/2019 financial year, the Rate Capping Rebate will be automatically applied, to limit the increase to 12%.

The rate cap will not apply in the following circumstances:

- ownership of the rateable property has changed since 1 July, 2018;
- any such increase in the capital value of the rateable property is a result of improvements made on the property resulting in notice of improvement from the Valuer General since 1 July, 2018 with a value in excess of $10,000;

- there has been a change of land use, or there have been zoning changes which have contributed to the increase in valuation.

Ratepayers who believe they have not received a due rebate can apply to the council in writing stating their reasons and supplying substantiating evidence.

All applications must be submitted to Council by the due date of the 1st instalment, being 2nd September, 2019. The Council reserves the right to refuse to consider applications received after this date. In this instance rates raised are payable prior to any rebate being applied.

2. FOR FURTHER INFORMATION

For further information about the procedure and options available in relation to the above policy, please contact the Rates Officer, Berri Barmera Council, PO Box 229, Berri 5343, Telephone 8582 1922, facsimile 8582 3029.

Electronic version on the Intranet is the controlled version.
Printed copies are considered uncontrolled.
Before using a printed copy, verify that is the current version.