

Rate Capping Rebate Policy (PO 77)

Keywords: Rates, Capping, Rebate

Strategic Plan:	Accountable Leadership – 1.3 Focus on delivering financial sustainability and responsible asset renewal. 2.3 Foster a culture of excellence and continuous improvement across all aspects of Council. 3.4 Position council as a trusted and reliable service provider for the community, with decision making based on the best outcomes for the Community
Classification:	Corporate and Community Services – Rates – “Rate Capping Rebate Policy”
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Responsible Officer(s):	Rates Officer, Finance Manager, General Manager Corporate & Community Services
Council File Reference:	7.1.1
Applicable Legislation:	Local Government Act 1999 (S166)(1)(1)
Relevant Policies:	Rates Policy; Rate Rebate Policy
Related Procedures:	Forms part of Council’s Annual Business Plan Documents
Delegations:	Berri Barmera Council Delegations Register

Introduction

This document sets out the specific Policy of the Berri Barmera Council for the application of a rate capping rebate against the general rates for the 2026/2027 financial year.

1. Definitions

Council	means Berri Barmera Council
Rates	rates constitute a system of taxation for local government purposes LGA1999-sec150 (a)
Rebate	a partial refund to someone who has paid too much for tax, rent, or a utility.
Capping	place a limit or restriction on (prices, expenditure, or borrowing).

2. Principles

This Policy has been developed in accordance with section 166 (1)(l) of the *Local Government Act 1999* which confers power on the Council to grant a rebate where the Council considers this 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.

3. Policy Statement

Council grants an automatic rebate of general rates (i.e. without the need for application) to the principal ratepayer of land use categories Residential, Commercial (Shop, Office, Other), Industry (Light, Other), Primary Production and Other (i.e. not for Vacant) to provide that the maximum general rates payable for the 2026/2027 financial year is the amount that was payable in 2025/2026 plus 12% of those rates subject to:

- the amount payable including this rate capping rebate but not any other concession or relief, and
- that where a contributory factor to the increase in rates is an increase in valuation, that the increase is not as a result of
 - a change in ownership of the rateable property since 1 January 2025, or
 - recognising significant capital improvements on the property resulting in notice of improvement from the Valuer General since 1 July 2025 with a value in excess of \$10,000, or
 - a change to the land use, zone changes, or Valuer General corrections which have contributed to the increase in valuation.

Ratepayers who believe that they have an entitlement to this rebate but it has not been applied by the Council can apply to the Council in writing setting out their reasons and supported by substantiating evidence of the claimed entitlement. All applications must be received by the Council by 12 September 2026. The Council reserves the right to refuse to consider applications received after this date. Where the Council receives an application after this date the notified quarterly rates liability remains payable by the due date.

4. Further Information

Further information regarding rate rebates generally is contained in the Council's Rate Rebate Policy.

For further information about the procedure and options available in relation to the above policy, please contact the Rates Officer, Berri Barmerra Council, PO Box 229, Berri 5343, Telephone 8582 1922, or email bbc@bbc.sa.gov.au

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Version No	Date Issued	List of amendments
1.0	April 2026	Minor updates