

Rate Capping Rebate Policy

Keywords: Rates, Capping, Rebate

Corporate Plan:	
Classification:	Corporate and Community Services – Rates – “Rate Capping Rebate Policy”
First Issued/Approved:	July 2006
Review Frequency:	Annually
Last Reviewed:	June 2023
Next Review Due:	June 2024
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; Rate Rebate Policy
Related Procedures:	Forms part of Council’s Annual Business Plan Documents
Delegations:	Enter any Berri Barmera Council Delegations Register

Purpose

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 2023/2024 financial year.

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.

FRAMEWORK FOR POLICY

1. RATE CAPPING

Council will grant a rebate of general rates to the principal ratepayer of all land categories, to provide that the maximum general rates payable for the 2023/2024 financial year will be the amount payable for the 2022/2023 financial year plus 12% for all land use categories being Residential, Commercial (Shop, Office, Other), Industry (Light, Other), Primary Production, Vacant Land and Other (noting that the amount payable includes this capping rebate but

excludes any other concession or relief) and where the increase in valuation is not as a result of:

- a change in ownership of the rateable property since 1 January 2022 or
- recognising significant capital improvements on the property resulting in notice of improvement from the Valuer General since 1 July 2022 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.

The amount of the rebate being the difference between the amount of general rates in monetary terms imposed for the 2023/2024 financial year and the amount of rates in monetary terms payable (after any rebate was applied) for the 2022/2023 financial year plus 12% for all land use categories.

The Rate Capping Rebate will be automatically applied by the Council. 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 1st September, 2023. 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.

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

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.***