

THE TOWN OF STEPHENVILLE
2025 TAXES AND RATES

DUE DATE for taxes levied in 2025 is due March 31, 2025

Property Tax Rates

Residential	7.0 mils
Commercial	8.0 mils
Minimum Tax	\$150.00

Water & Sewer Rates

Residential	\$ 384.00 per year
Category I - Commercial General	\$ 744.00 per year
Category II - Restaurants, bars, car washes	\$1260.00 per year
Category III - Hotels	\$1,000.00 per year plus 2.5 mils
Provincial Government Buildings	9.6 mils of assessed value
Water and Sewer Connection Fees:	
Residential	\$1,500.00
Commercial	\$2,500.00
Water and Wastewater Service Levy	\$1,500
Ships' Water	\$6.00 per cubic meter of water; labour costs and HST extra

Business Tax

Minimum business tax is \$150.00, unless otherwise stated.

1. 4.0 mils Service Clubs/Non-Profit Organizations
- 11.0 mils Fitness Centres (Minimum Tax \$250)
- 15.0 Mils Construction Companies (Minimum Tax \$750)
- 16.0 mils Airline Ticket Offices, Travel Agencies, Barber Shops, Beauty Shops(Minimum Tax \$250), Jewelry Stores, Drug Stores, Video Shops(Minimum Tax \$250), Restaurants, Lounges, Hotels, Salvage Yards, Service Stations with Auto Sales, Full Service RV and Used Auto Sales.
- 16.0 mils Airline Ticket Offices, Travel Agencies, Barber Shops, Beauty Shops(Minimum Tax \$250), Jewelry Stores, Video Shops(Minimum Tax \$250), Restaurants, Lounges, Hotels, Salvage Yards
- 18.0 Mils Drug Stores
- 19.0 Mils Grocery Stores, Funeral Homes, Automotive Full Service Lots, Full Service RV Sales with Auto Sales
- 20.0 mils Professional Offices
- 21.0 mils Rent-A-Car Agencies
- 24.0 mils Automotive Sales Lots, Broadcasting Companies, Newspapers, Concrete Plants, Department Stores/Dispensaries, Grocery Store/Dispensaries
- 25.0 mils Insurance Offices (Minimum Tax \$250)
- 26 mils Concrete Plants
- 27.0 mils Doctors Offices, Dentist Offices, Lawyers, Chartered Accountants, Hearing Centres and similar
- 34.0 mils Mail Order Companies, Pole Yards
- 36.0 mils Car Washes and Service Stations with Convenience Store
- 51.0 mils Rent-A-Car Agencies in Kiosks
- 65.0 mils Oil Companies, Tank Farms
- 85.0 mils Banks, Credit Unions, Finance Companies
- 12.0 mils Minimum Tax \$250. All Other businesses, including but not limited to: Bed and Breakfasts, Day Care Centres, Shops, Hospitality Homes, Airbnb, Flower shops
- 2.5% of gross revenue for Television Providers, Utility Companies, Power Companies, and Telephone Companies.
- 1 mil or 10% Businesses Operating in the Downtown Stephenville Business

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Improvement Area are subject to the lesser of an additional 1 mil in business tax or 10% of the business tax.

2. Businesses which operate less than 1 month, where the real property tax is not applicable to the business because it has no fixed place of business, the business tax shall be set at the greater of \$500.00 or 0.5% of the gross revenue of the business
3. Where the amount of tax calculated under above is less than \$150.00, the minimum business tax shall be set at \$150.00 unless otherwise noted.

New businesses operating in the Town are required to notify the Town Office and register for business tax prior to operating.

All business tax is due January 1st, or from the date the business commences.

Remission of Tax:

A property tax deduction is available as listed below to those who meet the criteria outlined.

- Primary residence only will include total household income, including property rental income.
- Spousal income will be exempt if one resides in an assisted care facility, proof of residency is required.
- A copy of Revenue Canada’s Notice of Assessment for the year of application and an affidavit must be witnessed by a Justice of the Peace or Commissioner of Oaths.
- The liable amount of property tax must be paid by taxpayer prior to approval.
- Applications must be received before December 31, 2025 for the current year only.

Combined Household Income	2025 Property Tax
Below \$18,000.01	\$100.00 Property Tax
\$18,000.01 - \$19,000.00	\$100.00 or 20% of property tax rate whichever amount is greater
\$19,000.01- \$20,000.00	\$100.00 or 30% of property tax rate, whichever amount is greater
\$20,000.01- \$21,000.00	\$100.00 or 40% of property tax rate, whichever amount is greater
\$21,000.01 - \$22,000.00	\$100.00 or 50% of property tax rate, whichever amount is greater
\$22,000.01 - \$23,000.00	\$100.00 or 60% of property tax rate, whichever amount is greater
\$23,000.01 - \$24,000.00	\$100.00 or 70% of property tax rate, whichever amount is greater
\$24,000.01 - \$25,000.00	\$100.00 or 80% of property tax rate, whichever amount is greater
\$25,000.01 - \$26,000.00	\$100.00 or 90% of property tax rate, whichever amount is greater
\$26,000.01 and over	Full amount of annual property tax rate

Financial assistance towards property taxes from a 3rd party program or agency or if property taxes are included in a mortgage payment will not be eligible for Remission of Tax.

Development and Permit Fees

Residential

New Residence or Extensions	The greater of \$0.10 per sqft/\$1.08 per m2 or \$ 200
Alterations	The greater of \$0.10 per sqft/\$1.08 per m2 or \$ 55
Minor Repairs*	Complimentary
Accessory Buildings	\$ 55.00
Driveway Installation Fee	\$ 55.00
Fence	\$ 55.00
Demolitions	\$ 55.00
Permit Renewal Fee	\$ 55.00

Commercial Residential

New Residence or Extensions	The greater of \$0.20 per sqft/\$2.16 per m2 or \$ 150 per unit
Alterations	The greater of \$0.20 per sqft/\$2.16 per m2 or \$ 55
Minor Repairs	Complimentary
Accessory Buildings	\$ 55.00
Driveway Installation Fee	\$ 55.00
Fence	\$ 55.00
Demolitions	\$ 55.00
Permit Renewal Fee	\$ 55.00

Commercial / Industrial

New Construction	The greater of \$5.00 per \$1,000 of value or \$500.00
Minor Alterations below \$25,000	Free
Minor Alterations above \$25,000	The greater of \$5.00 per \$1,000 of value or \$250
Accessory Buildings	\$ 100.00
Storage Containers (Transport Containers/Semi-Trailer Containers/Sea Can)	\$2.00 per linear foot per year
Driveway Installation Fee	\$ 100.00
Fence	\$ 100.00
Demolitions	\$ 100.00
Permit Renewal Fee	\$ 100.00

Occupancy Permits:

Residential	\$50
Commercial	\$150

Processing fee for denied or withdrawn permit applications will be reimbursed less the non-refundable processing fee of \$25.00 or 10% of the permit application fee, whichever is greater.

Signs

New Signs	\$55.00
Annual Permit Fee Billboard Signs	\$100.00
Permit Renewal Fee	\$55.00
Demolitions	\$55.00
Minor Repairs such as painting	Complimentary
Mobile Canteen Operators & Roadside Vendors	\$300.00 per year or \$50.00 per month or \$20.00 per day

Certificates and Letters

Tax Certificates	
Residential	\$125.00
Commercial	\$225.00
Compliance Letters	
Residential	\$150.00
Commercial	\$250.00

Other Fees

Dog/Cat License	\$10.00
Dog/Cat Impound Fee	1 st Offence - \$75.00 2 nd Offence - \$150.00 3 rd Offence - \$225.00 4 th Offence - \$300.00 5 th Offence & Beyond - \$375.00
Towing and Impound	Amount charged by the towing company.
Subdivision Development Application Fees	\$750 plus \$ 150.00 per lot

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Municipal Plan Amendment Consultant Fees plus Advertising Costs

Development Regulations Amendment Consultant Fees plus Advertising Costs

DOCUMENTS, NON-CONSTRUCTION RELATED INSPECTIONS, AND RESEARCH REPORTS \$25.00

CHEQUES RETURNED BY THE BANK \$20.00 plus the bank service charge per cheque

Interest on Taxes

0.5% compounded monthly on all taxes that remain unpaid after the Due Date.