

Off-site levy payment relief program – proposed program terms

On 2020 June 15, Council directed Administration to develop an off-site levy payment relief program as outlined in Option 2, of Attachment 3 (C2020-0647). The proposed program terms below have been developed through stakeholder engagement, and in alignment with Council direction.

Option 2: Late payment fee credit – costs covered through invoice.

Summary: Introduce a short-term invoice credit that reduces the current 18% annual late payment charge for off-site levy invoices in 2020, to an amount anticipated to cover costs incurred by The City. Customers will be required to apply to the voluntary program.

Table 1. Off-site levy payment relief program – Program Terms – Off-site levies in greenfield area lands (collected through Development Agreement invoices)

Item	Description
Effective Date	<ul style="list-style-type: none"> 2020 July 31
Program Period	<ul style="list-style-type: none"> 2020 March 15 (State of Local Emergency declared) to 2020 December 31
Payment Relief	<ul style="list-style-type: none"> For approved applications, a credit of 15.53% per annum will be applied to the associated account for off-site levy and ancillary charges (resulting late payment penalty reduced to 2.47%).
Relief Term	<ul style="list-style-type: none"> The Payment Relief will be applied for up to six months beyond the date of the invoice (i.e. net 30 days plus six months), after which no credit will be applied, and payment will be due in full. The last day the Payment Relief will apply (for invoices issued 2020 December 31) is 2021 July 31.
Refunds	<ul style="list-style-type: none"> No refunds or credits will be issued for payments or interest already paid.
Application	<ul style="list-style-type: none"> An application is required to access The Program. For invoices currently outstanding, an application must be received within 30 days of the Effective Date. For invoices yet to be issued, an application must be received within 30 days of the invoice issued date. The last day to apply (for invoices issued 2020 December 31) is 2021 January 29 (last business day of the month).
Approval	<ul style="list-style-type: none"> Applications must be received and subsequently approved by Administration in accordance with The Program terms.
Eligibility	<ul style="list-style-type: none"> Outstanding invoices from 2020 March 15 to the Effective Date. Invoices yet to be issued from the Effective Date to 2020 December 31. Subsequent invoices for the same Development Agreement will not be eligible for delayed payments or Payment Relief. Applicants must acknowledge and agree that should payment not be made in full at the end of the Relief Term, The City will pursue registration on title where legally possible, for applicable lands invoiced and for which a payment has not been received.
Impact to the applicant	<ul style="list-style-type: none"> There will be no impact to developer tiering due to applying for payment relief. There will be status quo impact to developer tiering due to payment defaults, etc.

Table 2. Off-site levy payment relief program – Program Terms – Centre City Levy (CCL) in established areas (collected through Development Permits)

Item	Description
Effective Date	<ul style="list-style-type: none"> • 2020 July 31
Program Period	<ul style="list-style-type: none"> • 2020 March 15 (State of Local Emergency declared) to 2020 December 31
Payment Relief	<ul style="list-style-type: none"> • Centre City Levy charges collected through Development Agreements may be delayed, through agreement, up to the release of a Development Completion Permit.
Refunds	<ul style="list-style-type: none"> • No refunds or credits will be issued for payments or interest already paid.
Application and Agreement	<ul style="list-style-type: none"> • An application is required to access The Program. • An application must be received, and an agreement finalized, prior to release of the Development Permit. • The last day to apply is 2020 December 31.
Approval	<ul style="list-style-type: none"> • Applications must be received and subsequently approved by Administration in accordance with The Program terms.
Eligibility*	<ul style="list-style-type: none"> • Development Permit applications with Centre City Levy charges, received from 2020 March 15 to 2020 December 31, which are currently unpaid, and for which a Development Permit is released between the Effective Date and 2020 December 31.
Impact to the applicant	<ul style="list-style-type: none"> • There will be no impact to developer tiering due to applying for payment relief. • There will be status quo impact to developer tiering due to payment defaults, etc.

*Note: Treatment plant off-site levies in Established Areas (under bylaw 2M2016), collected through Development Permits, are not eligible for The Program. These off-site levies are currently required to be paid in full at the time of issuance of a Development Completion Permit, in alignment with what is being proposed through The Program.