

August 1, 2022

NOTICE TO PROPERTY OWNERS AND RESIDENTS

RE: PROPERTY TAX ASSESSMENTS 2023

In anticipation of impending changes to the Municipalities Act, the Town of Mount Carmel-Mitchell's Brook-St. Catherine's is updating the tax structure for 2023 by discontinuing the use of poll tax and implementing property tax.

The Town has retained the Municipal Assessment Agency to oversee the property tax assessment process. The Municipal Assessment Agency provides professional, independent property assessments throughout Newfoundland and Labrador in accordance with the *Assessment Act, 2006* (the Act).

In the coming weeks, Field Assessors from the Municipal Assessment Agency will be in the Town to complete assessments of each property. This may involve an interior inspection, as well as measurement of all buildings and outbuildings. The Field Assessor will introduce themselves and provide identification and an explanation of the process. Section 7 of the Act gives the Assessor the right to access the property. If the property owner is not present at the time of the visit, the assessment will be completed and a notice of the visit will be left.

It is important to note that the province of Newfoundland and Labrador's assessment legislation provides safeguards to ensure property owners receive a fair and uniform assessment of their property. Under the Act, property owners who are dissatisfied with their assessment may file an appeal to have the assessment reviewed. The deadline to file an appeal is within sixty (60) days from the date of the notice of assessment.

Property owners should also be aware that section 47 of the Act imposes penalties for refusing access to the property or failing to provide the information requested by the Assessor, including fines, imprisonment, and the loss of the right to appeal an assessment. Therefore, Council and the Municipal Assessment Agency respectfully request your cooperation and patience throughout this transition process.

If you have any questions or concerns regarding this process, please contact the Town Office or Mike Warr, Valuation Services Director with the Municipal Assessment Agency at 709-693-4044 or mwarr@maa.ca. All inquiries of a technical nature relating to the valuation of a property should be directed to the Municipal Assessment Agency at 1-877-777-2807 or info@maa.ca. Further information is available at www.maa.ca.