



Policy Number	A2023-10		
Policy Type	Administration		
Policy Name	<b>New Housing Sales and Tax Incentives</b>		
Original Approval Date	December 13, 2006		
Revision Date 1	March 11, 2009	Revision Date 6	February 27, 2013
Revision Date 2	January 13, 2010	Revision Date 7	August 2013
Revision Date 3	April 26, 2011	Revision Date 8	January 28, 2015
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		Revision Date 11	September 27, 2023

**PURPOSE**

To encourage construction of new housing in Eston.

**POLICY**

1. This policy will apply to housing developed in Eston and includes ready to move houses, new construction, mobile homes and houses moved into Eston that are placed on a solid foundation.
2. Designated Town owned lots will be sold for \$200 per front foot for new development, \$100 per front foot for infill lots and \$50 per front foot for trailer lots and areas where there are no plans to pave.
3. The cost of the lot will include and installation of sewer and water services to the lot line.
4. If the house or mobile home is moved from Eston prior to the end of the tax incentive, the owner must repay the tax incentives received to the date of the move prior to a moving permit being issued.
5. Vacant lots will be subject to the base tax levy. After completion of construction the municipal taxes will be reduced as follows:

Year 1	100%
Year 2	50%
Year 3	25%
6. No reduction in school taxes will be provided.
7. Council must approve the incentive for each property. Incentives may be transferable with prior approval by resolution of Council.
8. The incentive is for taxes due as of the payment deadline and paid in full within the current taxation year.
9. This policy will be reviewed annually.