

TOWN OF SHAUNAVON
DILAPIDATED BUILDING DEMOLITION POLICY

1. Purpose: The purpose of this incentive is to promote the beautification of The Town of Shaunavon by facilitating the demolition of privately-owned dilapidated buildings.

2. Definitions:

2.1 “**Building**” means a building as defined in *The Municipalities Act*.

2.2 “**Dilapidated Building**” as defined by The Town of Shaunavon’s current Nuisance Abatement Bylaw

Notwithstanding the generality of Section 5, no person shall cause or permit a building or structure to deteriorate into a ruinous or dilapidated state such that the building or structure:

- a) is dangerous to the public health or safety;
- b) substantially depreciates the value of other land or improvements in the neighborhood; or
- c) is substantially detrimental to the amenities of the neighborhood.

2.3 **Approved Contractor** Approved Contractor means a contractor that has responded to the Town's current years Request for Pre-qualifications (RFPQ) and has been accepted by the Town; and understands the Demolition Incentive Policy in its entirety.

3. Eligibility:

3.1 **Eligible Properties:** All properties taxed as commercial, residential or industrial, located within all sectors of the Town of Shaunavon, that have been determined to be a ‘Dilapidated Building’ by the Bylaw Enforcement Officer and/or Development Officer.

3.2 **Eligible Applicants:** Owners of commercial, industrial or residential property are eligible to apply.

3.3 Eligibility Requirements:

3.3.1. The subject property must not be in default of any municipal taxes, local improvements or any other money payable to the Town (taxes, receivables, utility, etc.).

3.3.2. If the subject property has been ordered to remedy, the property owner is not eligible to apply for the Demolition Incentive.

3.4. **Eligible Demolition:** It is the judgement of the Bylaw Enforcement Officer and/or Development Officer to decide if a building is determined to be a dilapidated building and is eligible for the demolition incentive. Once a request is received from a resident to demolish a building, an assessment will be done by an employee of the Town.

3.5 Eligible Expenses: Eligible expenses shall be the cost of demolition and the disposal of materials, as supported by invoices to the satisfaction of the Development Officer. Labor provided by the applicant or tenant of the building will not be an eligible cost, unless they are deemed an Approved Contractor by The Town of Shaunavon.

4. Incentive Program Information

4.1 Amount of Incentive: The incentive is in the form of 50 – 50 cost share with the property owner for a minimum of \$500, to a maximum of \$20,000, before taxes.

4.2 Funding: The Town of Shaunavon will pay 50% of the eligible costs (up to \$10,000). The property owner will receive an interest free loan for 50% of the eligible costs (up to \$10,000) which will be repaid by at least equal annual payments over three (3) years.

4.2.1. It is the responsibility of the Property Owner to ensure that the full amount of their 50% of the eligible costs is paid in full within THREE (3) years.

4.2.2. At no time shall the property owner be in default of any payments. Outstanding receivables will be added to the tax roll.

4.2 Calculation of Incentive Amount:

4.2.1 A minimum of TWO (2) separate firm quotes of work are to be provided by an Approved Contractor other than the owner. (If the Town only has one Approved Contractor the current year, a minimum of ONE (1) firm quote of work is to be provided). The incentive will be calculated based on the lowest firm quote and will not address cost increases or overruns.

4.2.1. a. Firm quotes shall include costs associated with demolition, transportation and landfill fees.

4.2.2 All contractors must respond to the Town's current years Request for Pre-Qualifications, and be accepted by the Town.

4.2.3. All contractors are required to have a valid business licence in The Town of Shaunavon.

4.3 Commencement of Work

4.3.1 The award, or denial, of the procurement shall be the responsibility of the Town of Shaunavon.

4.3.2 Proposed work cannot commence prior to The Town of Shaunavon's written approval of the "Application for Demolition Incentive".

4.3.3 All required Demolition Permits must be completed and approved by the Town of Shaunavon.

4.3.4. It is the property owner's responsibility to ensure that all utilities are disconnected prior to the commencement of work.

4.4 Completion of Work

4.4.1 Incentive commitments are valid within the calendar year of the time of approval and expire if work is not completed and/or invoices are not submitted within the same calendar year of approval.

4.4.2 Any projects that are not completed within the calendar year will be requested to reapply.

4.4.3 If the cost of the completed work is less than the approved amount, funding will be recalculated for 50% of the new costs. If the cost of the completed work is more than the approved amount, the property owner is responsible for paying the difference. The Town of Shaunavon is not responsible for any overages.

4.5 **Funding Availability:** Applications are considered on a first come, first served basis. Applications may be limited. Funding for this program will be considered on an annual basis by Shaunavon Town Council.

4.6 Transfer of Incentive

4.6.1 If the property owner sells their property prior to repaying their 50% of the costs, the amount cannot be transferred to the new property owner, and must be paid in full prior to sale.

4.6.2 The Successful Applicant covenants and agrees not to assign the entitlements of land or improvements, or portion of land or improvements, to any other, without first obtaining the written consent of the Town, which consent may be withheld.

4.7 **Continuation of the Program:** The Town, in its sole discretion, reserves the right to review, modify or discontinue this program at any time.