ALL MASTERS GROUP

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May 13, 2009

Home Renovation Tax Assistance Program

1. Winnipeg to some extent is the economic engine for the province.
2. We are in tumultuous economic times and need to do everything possible to stimulate our economy.
3. The Federal Government is attempting to assist this with the Home Renovation Tax Credit.
4. HRTA is an incredible program in that is stimulates the spring market and sets the pace for the season
5. It appears there are difficulties in getting the program approved early in the season – possibly budget issues etc. however the results are as follows:
    a. We lose approximately 4-5 projects each year as the customer gets tired of waiting for the program approval and designates there resources to other areas. This has a value of approximately $250,000.00 in revenue to us.
    b. Delay in approval of the program requires we hold back obtaining permits. This results in a huge clerical burden on our resources as well as Planning Property and Development once approval finally comes through.
    c. Holding jobs back during an incredibly short build season puts us at risk of dragging them into the fall - winter where we simply have to abandon them.
    d. There is a huge affect on cash flow which is difficult for a seasonal business.
    e. We are placed in a position where we must defend the city when questioned by the customer as to why the delays.
    f. Last year we had two customers who after requesting we proceed without the grant approval, later withheld payment of $1,500.00 saying we should have been able to get the grant for them.

Solution:

If a method of grandfathering could be put in place this year, conditional on approval of the program, this would solve the problem. I suspect we will not have the same opportunity to stimulate the economy next year as with the increased tax base considerably fewer properties will qualify.

Home Renovation Tax Assistance Program

PLESE NOTE:
The Home Renovation Tax Assistance Program has reached it's funding limit for 2008 and is **NOW CLOSED** to any new applications for this year.

A tax assistance program for 2009 has yet to be approved by City Council.

Read the following information to learn about the 2008 Home Renovation Tax Assistance Program. The 2008 program has limited funding for tax credits and operates on a first-come, first-serve basis.

If you need more than the general information presented here, contact the Home Renovation Tax Assistance Program office at 311. The Program office is located at:

Unit 31 – 30 Fort Street
Planning, Property and Development Department
Winnipeg, Manitoba R3C 4X7

Eligibility Requirements

The 2008 Program is intended for residents who comply with all of the following eligibility requirements:

- The resident's home is used solely for residential occupation.
- The resident's home was built before January 1, 1983.
- The resident's home and land on which it is situated has an assessed value not exceeding $115,600 in 2008.

How to Apply for the 2008 Program

- You must have a City of Winnipeg Building Permit before you begin renovations.
- Residents or their contracted representatives can get permits.
- Permits must be obtained in person at the Zoning and Permits Branch, which is located at Unit 31 - 30 Fort Street. For further information, contact the Zoning and Permits Branch at 311.
- When obtaining a permit, residents are required to estimate the costs of all renovations. An appropriate application fee is charged in accordance with the City of Winnipeg Development Fees By-law. Residents are advised to obtain a quotation from a professional contractor prior to obtaining a permit.
- Residents may apply until 2008 Program funds are depleted or until December 31, 2008; whichever occurs first.
- City of Winnipeg Housing and Existing Buildings Branch staff inspects all renovations to ensure compliance with applicable by-laws.
- Permit fees can be claimed as a program expense.
- When a building permit is not required by by-law for an eligible renovation, an eligible homeowner shall not be charged a fee for applying for a tax credit under this by-law.