

DRAFT BY-LAW NUMBER 365-2024 concerning duties on transfers of immovables

CONSIDERING THAT, under the Act respecting duties on transfers of immovables (hereinafter referred to as the “Act”), the Municipality must collect a duty on the transfer of any immovable situated on its territory.

CONSIDERING THAT transfer duties are calculated on the basis of the tax base established in accordance with paragraphs 1 and 2 of section 2 of the Act.

CONSIDERING THAT each of the amounts used to establish the brackets of the tax bases provided for in this by-law is indexed in accordance with the formula set out in section 2.1 of the Act.

CONSIDERING THAT, pursuant to paragraph 3 of section 2 of the Act, the Municipality may set by by-law a rate higher than those provided for any portion of the tax base that exceeds \$500,000.

CONSIDERING THAT, at the regular council meeting held December 16, 2024, a council member tabled a draft by-law and gave notice of motion of the adoption of this by-law.

CONSIDERING THAT a copy of this by-law was sent to the members of the Municipal Council in accordance with the provisions of the Quebec Municipal Code (RLRQ, c. C-27.1).

CONSIDERING THAT a copy of this by-law was made available for public inspection at the start of the meeting.

CONSIDERING THAT the members of Council declare that they have read the by-law and renounce to its reading.

CONSEQUENTLY,

IT IS MOVED BY: _____

AND CARRIED THAT the present by-law be adopted and that it be approved and decreed as follows:

ARTICLE 1- PREAMBLE

The preamble forms an integral part of the present by-law.

ARTICLE 2 – INTERPRETATION

All terms used in this article have the meaning given to them in the Act respecting duties on transfers of immovables.

ARTICLE 3 - APPLICABLE RATE

The Municipality levies a 3% tax on the transfer of any immovable located on its territory whose tax base exceeds \$500,000.

ARTICLE 4 - IMMOVABLE PARTIALLY LOCATED ON THE TERRITORY OF ANOTHER MUNICIPALITY

When an immovable is located partially on the territory of the municipality and partially on the territory of another municipality, the fees set by the present by-law apply in accordance with the rules set out in the fourth paragraph of section 2 of the Act respecting duties on transfers of immovables.

ARTICLE 6 – ENTRY INTO FORCE

The present regulations come into force in accordance with the law.