



Building our community

# Together

**Incentive Programs for  
Municipal Growth and Economic Development**

**For eligibility details and for further information:**

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## The City of Bathurst, a committed partner

The City of Bathurst, New Brunswick, is a committed partner with residents and entrepreneurs in the development and economic growth of the municipality.

The City's and region's skilled workforces and diversified business sectors offer a range of opportunities for business investment across economic sectors. It is the hub for business in Northern New Brunswick. The City of Bathurst also offers various opportunities for home buying or construction.

Residents and entrepreneurs have access to the experienced personnel from our Municipal Growth and Planning departments who are ready to assist and guide them through the process, whether acquiring existing housing, a commercial building or a new construction project.

Beginning on January 1, 2021, the City of Bathurst will be offering Incentive Programs for Municipal Growth and Economic Development, helping your projects become reality, creating jobs and increasing its population.

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## MY FIRST HOME: A First Time Homeowner Incentive Program

### Objective

To help the purchase or construction of a first residential property within the City of Bathurst, thus increasing the City's population and tax base, and attracting young professionals to the region.

### Eligibility

You are considered a first-time homebuyer if, in the period beginning January 1st of the fourth year before you purchase your home, you did not occupy a home that you or your current spouse or common-law partner owned. In order for a property to be considered eligible, it must be a residential property located or to be built within the City of Bathurst.

### Municipal contribution

The eligible homeowners will receive a contribution equal to **2% of the value of their newly purchased or constructed property, up to a maximum of \$2,500.00**. The contribution will be based on the lowest amount between the sale price and assessed value. First time homeowners could also be eligible for a municipal tax rebate under the Residential Construction Incentive Program.

### Steps to follow

- The applicant must communicate with the Program Administrator in order to confirm his/her eligibility and to receive information on:
  - Applicable municipal regulations;
  - Detailed information on the program;
  - Explanation of the application process.
- The applicant must provide the following information to the Program Administrator :
  - The applicant's contact information;
  - The property identification number (PID) of the property they wish to purchase or to build on.
- Upon confirmation of eligibility, the applicant will complete and submit the attached form at least 3 weeks before the expected date of purchase. However, the City will consider any request submitted within 6 months of the date of purchase;
- Once the eligible applicant has demonstrated his/her purchase (or construction) of the property, the City will issue a cheque equal to 2% of the value of the property up to \$2,500.00.

## Residential Construction Incentive Program

### Objective

To promote the construction of new residential properties in the City thereby increasing its fiscal base and encouraging economic development.

### Eligibility

The applicant must be constructing a new house or apartments building compliant with all zoning requirements.

### Municipal contribution

The contribution of the City will be made on a declining scale, for the duration of the contract. The amount of the tax rebate will be based on the value of the building permit.

The amount of the tax rebate will be determined as follows:

Year 1:	75%
Year 2:	50%
Year 3:	25%

### Steps to follow

- The applicant will schedule an appointment with the Program Administrator who will determine the eligibility of the applicant.
- The City will then establish the base amount of the tax rebate, based on the value of the building permit. A written agreement will be provided to the applicant establishing the terms of the tax rebate.
- Rebates will be paid in the year following the receipt of confirmation that the building inspection is complete, and that the applicant has complied with all the terms of the Agreement.

## Demolition Projects Incentive Program

### Objective

Encourage the demolition of vacant, dilapidated buildings for the purpose of building a new construction, thus encouraging economic development in the City of Bathurst and contributing to the beautification of the surrounding areas.

### Eligibility

Any property within the City of Bathurst on which a building was demolished and subsequently replaced by a new one. The applicant will need to demonstrate how the proposed project will increase the assessment of the property.

### Municipal contribution

The City of Bathurst will contribute 50% of the cost of demolition, up to a maximum of \$25,000.

### Steps to follow

- The applicant will meet with the Program Administrator who will explain the criteria under this incentive program.
- The applicant must be ready to provide information on the property, on the demolition project and on the proposed construction to be added to the property.
- The applicant will have to apply for a building permit in order to construct a new building.
- The City will provide the applicant with a cheque in the year following the confirmation by the Planning Department that the building inspection process is complete.

## Luxury Condo Construction Incentive Program

### Objective

To promote the construction of waterfront luxury condominiums in Downtown Bathurst, Riverside Drive and East Bathurst, as shown on **Schedule "A"**, therefore contributing to the increase of the fiscal base of the City of Bathurst, while fostering economic development and job creation.

### Eligibility

The applicant must be constructing a new condominium building on waterfront property in Downtown Bathurst, on Riverside Drive or in East Bathurst. The new construction must include a minimum of four (4) units and a minimum building permit value of \$200,000.00. The applicant must demonstrate that the project is compliant with all zoning requirements and enter into an Agreement with the City of Bathurst.

### Municipal contribution

The City's contribution will be made on a declining scale, for the duration of the contract.

The tax rebate will be based on the value of the Building Permit, as follows:

Year 1:	100%
Year 2:	75%
Year 3:	50%
Year 4:	25%

### Steps to follow

- The applicant will schedule an appointment with the Program Administrator who will determine eligibility. The applicant must be ready to provide information on the property and the proposed project.
- The City will then establish the amount of the grant based on the value of the building permit.
- An agreement will be provided establishing the terms of the tax rebates.
- The rebates will be paid in the year following the receipt of confirmation from the Planning Department that the building inspection is complete, and that the applicant has complied with the terms of the Agreement.

## Schedule "A"

The following image is an example of the type of Luxury Condo construction project that would be considered for municipal contribution under the Luxury Condo Construction Incentive Program:



## **Business Start-Ups Incentive Program**

### **Objective**

To promote and encourage job creation and economic development within the downtown area and elsewhere in the City.

### **Eligibility**

Any new business start-up upon presentation of a business plan and a letter of financing approval.

### **Municipal Contribution**

- A contribution equal to six-month rent to a maximum of \$5,000 for businesses within the downtown area;
- Outside of the downtown area, a contribution equal to three-month rent to a maximum of \$2,500.
- 50% of signage cost up to \$500.

### **Steps to follow**

- The applicant will meet with the Program Administrator who will explain the criteria under this incentive program.
- The applicant must be ready to provide information on the new business including a business plan and a letter (or letters) confirming that financing has been approved for the start-up.
- Upon confirmation of eligibility, an agreement will be provided to the applicant containing the terms of the incentives to be provided.
- The grant will be paid following confirmation of the business start-up.

## Vacant Businesses Incentive Program

### Objective

To encourage the purchase or rental of vacant buildings within the limits of the City of Bathurst, thus encouraging economic development in the City of Bathurst and contributing to the beautification of the surrounding areas.

### Eligibility

Any property downtown or in East Bathurst on which a commercial building has been vacant (or with less than 50% occupancy) for a year or more. The applicant will need to demonstrate how the proposed project will increase the assessment of the property and create jobs. Only new ownerships will be considered.

### Municipal contribution

The City will contribute up to 3% of renovations made to the eligible property, with a maximum amount of \$30,000.00. In addition, the City will provide a tax rebate based on the value of the building permit for the renovations.

The rebates will be on a declining scale, for the duration of the contract as follows:

Year 1:	75%
Year 2:	50%
Year 3:	25%

### Steps to follow

- The applicant will schedule an appointment with the Program Administrator who will determine eligibility. The applicant must be ready to provide information on the property and the proposed project.
- The City will then establish the amount of the contribution and provide the applicant with a written Agreement.
- The contribution will be paid in the year following the receipt of confirmation from the Planning Department that the building inspection is complete, and that the applicant has complied with all the terms of the Agreement.

## New Commercial Construction Incentive Program

### Objective

To promote the construction of new commercial buildings in the downtown area, thereby increasing the City's fiscal base while encouraging economic development and job creation. Assistance will also be provided for new commercial constructions outside of the downtown area but at a lesser rate.

### Eligibility

The applicant must be constructing a new commercial building. The applicant must demonstrate that the project is compliant with all zoning requirements.

### Municipal contribution

The City's contribution will be made on a declining scale for the duration of the contract.

The tax rebate will be based on the value of the building permit and determined as follows:

Downtown		Outside of Downtown	
Year 1:	100%	Year 1:	75%
Year 2:	75%	Year 2:	50%
Year 3:	50%	Year 3:	25%
Year 4:	25%		

### Steps to follow

- The applicant will schedule an appointment with the Program Administrator who will determine the eligibility of the applicant.
- The City will then establish the base amount of the grant, based on the value of the building permit. An agreement will be provided to the applicant establishing the terms of the tax rebate.
- Rebates will be paid in the year following the receipt of confirmation that the building inspection is complete, and that the applicant has complied with all the terms of the Agreement.