



Rates and Charges Policy

Policy No:	3.14
Approved by Council:	June 2026
New Review Date:	July 2029
Minute No:	
ECM File No:	12.191
Version:	3.0
Responsible Officer:	Manager Finance
Strategic Plan Reference:	2.4 The organisation has a corporate culture that delivers quality customer service, encourages innovation and has high standards of accountability

1. POLICY STATEMENTS

- 1.1 In Tasmania, Council rates are a form of property tax levied by Local Government as the primary source of funding for the many mandatory and discretionary services that are provided. Rates are administered in line with the *Local Government Act 1993* which allows some flexibility for each Council to make decisions that suit its local community.
- 1.2 As rates are a method of taxation, the total amount of rates paid may not directly relate to the services used by each ratepayer.
- 1.3 Property values and usage categories (set by the Valuer-General) play an important role in determining how much each individual ratepayer contributes to the cost of delivering Council services and activities. The *Local Government Act 1993* expects that the higher the value of the property the higher the rates to be paid.
- 1.4 All land within a Council area, except for land specifically exempt (eg. Crown Land, Council occupied land and other prescribed land) is rateable. Council also raises revenue through fees and charges, which are set, giving consideration to the cost of the service provided and any equity issues.

2. DEFINITIONS

- 2.1 Part 9, Section 86, of the *Local Government Act 1993* comprises the definition of key terms applicable to the rating processes of Local Government.

3. OBJECTIVE

- 3.1 The objectives of this policy are to outline Council's approach to determining and collecting rates from its community.
- 3.2 This policy will meet the requirements of Section 86B of the *Local Government Act 1993*, which states each Council must prepare and adopt a Rates and Charges Policy.

4. SCOPE

- 4.1 This policy covers:
 - 4.1.1 The relationship between Council's strategic plans, its budget and rates structure
 - 4.1.2 Council's revenue raising powers
 - 4.1.3 Method used to value land
 - 4.1.4 Adoption of valuations
 - 4.1.5 Differential general rates
 - 4.1.6 Different land usage and rates
 - 4.1.7 Minimum rate
 - 4.1.8 Concessions
 - 4.1.9 Payment of rates
 - 4.1.10 Late payment of rates
 - 4.1.11 Recovery of rates
 - 4.1.12 Sale of land for non-payment of rates
 - 4.1.13 Remission and postponement of rates
 - 4.1.14 Rebate of rates

4.1.15 Disclaimer

5. PROCEDURE (POLICY DETAIL)

- 5.1 Council is faced with balancing its service levels, the needs and expectations of the community and setting appropriate tax levels to adequately resource and fulfil its roles and responsibilities. In determining rates for the financial year Council gives primary consideration to:

- 5.1.1 Council's Strategic Plan,
- 5.1.2 Council's Long Term Financial Management Plan,
- 5.1.3 the *Local Government Act 1993*,
- 5.1.4 current economic climate, and
- 5.1.5 likely impacts on the community

The resources required to successfully achieve this outcome are documented in the annual plan.

Rates in Kingborough

- 5.2 Kingborough Council considers the combined use of service charges and variable charges (rate in the dollar) per rateable property provides the fairest and most equitable method of determining rates to be levied.
- 5.3 Council considers the imposition of a minimum general rate is the most fair and equitable means of ensuring that all ratepayers contribute equally to the administration of Council's services and the development and maintenance of the Community's infrastructure.
- 5.4 Council adopts the Capital Value (CV), of the land as determined by the Valuer-General as the valuation method to be used in determining rates and uses the Valuation List provided by the Valuer-General for this purpose. The Valuer-General may amend capital value.
- 5.5 Council levies a Stormwater Removal Service Rate incorporating a minimum Stormwater Rate on all properties to fund current and future community Stormwater Infrastructure requirements.
- 5.6 Annual service charges also apply for the collection and disposal of garbage, organic waste and recycling on a per waste bin basis. Council's cost base for landfill waste disposal includes the collection of the State Government Landfill Levy.
- 5.7 Council collects three fire rate levies on behalf of the State Fire Commission based on the cents in the CV dollar, with a minimum fire levy charge.
- 5.8 There are a number of properties which are public, educational, religious or charitable in use or ownership and which are in part or in full exempt from the general rate.
- 5.9 Council considers that the CV method of valuing land provides a fair method of distributing the rate burden across all ratepayers on the following basis:
- 5.9.1 Rates constitute a system of taxation and the equity principle of taxation requires that ratepayers of similar wealth pay similar taxes and ratepayers of greater wealth pay more tax than ratepayers of lesser wealth;
 - 5.9.2 Property value is a generally accepted indicator of wealth, and capital value, which closely approximates the market value of a property, provides the best indicator of overall property value.
- 5.10 If a ratepayer is dissatisfied with the valuation made, the ratepayer may object to the Valuer-General in writing.

- 5.11 Council has no role in the assessment of objections. The lodgement of an objection does not alter the due date for the payment of rates. Rates must be paid in accordance with the Rate Notice until otherwise notified by Council.
- 5.12 Council considers land use as a fair and equitable method to vary general rates as necessary to distribute the fiscal burden of delivering council services and activities, and development and maintenance of community infrastructure.

Objections to rates notice

- 5.13 Council will consider any objections to rate notices in accordance with Section 123 of the *Local Government Act 1993*.

Rate Concessions

- 5.14 The State Government, in providing equity across Tasmania, funds a range of concessions in relation to Council rates. The concessions are administered by various State Government agencies that determine eligibility and pay the concession directly to Council on behalf of the ratepayer. Concessions are available only on a ratepayer's principal place of residence.
- 5.15 Ratepayers seeking a rate concession are not to withhold payment of rates pending assessment of an application by the State Government. Rates must be paid in accordance with the Rate Notice.
- 5.16 A refund will be paid to an eligible person if Council is advised a concession applies and rates instalments have already been paid.

Payment of Rates

- 5.17 Council rates are payable by four equal instalments in August, October, January and April. The total outstanding balance of rates may be paid in full at any time. Any arrears outstanding are payable immediately.
- 5.18 Any ratepayer who may, or is likely to, experience difficulty with meeting the standard quarterly payment should contact the Rates Department to discuss alternative payment arrangements. Such enquiries are treated confidentially by Council.

Late Payment of Rates

- 5.19 Council has determined that penalties for late payments will be imposed in accordance with the provisions of the *Local Government Act 1993* and relevant Council procedures.
- 5.20 A penalty of 5% of the unpaid rate may be imposed on instalments not paid by the due date.
- 5.21 Daily interest at a rate set by Council's annual Rate Resolution will be applied in respect of the unpaid rate or instalment for the period during which it remains unpaid.

Recovery of Rates

- 5.22 In accordance with sound financial management principles, Council's Rates Department will apply prudent debt management practices to Rate Debtors. This includes an ongoing review of rates in arrears and following a systematic debt recovery approach.
- 5.23 Rates, which remain in arrears for a period exceeding 30 days from the due date of an instalment, will be subject to recovery action.
- 5.24 Council will seek to recover a rate debt through legal Court proceedings if an amount remains overdue in excess of 90 days. Council may also register a caveat on a property where there is an outstanding rate debt.

- 5.25 Prior to taking legal action Council will provide a notice in writing of its intention to recover the outstanding debt through the Courts and provide 14 days for payment prior to lodging the outstanding debt with its solicitors.
- 5.26 Prior to taking legal action Council will take all reasonable steps to establish a payment arrangement or negotiate settlement of the outstanding debt.

Sale of Land for Non-payment of Rates

- 5.27 The *Local Government Act 1993* provides that a Council may sell any property where the rates have been in arrears for a period of three years or more. Council is required to;
 - 5.27.1 notify the owner of the land of its intention to sell the land,
 - 5.27.2 provide the owner with details of the outstanding amounts; and
 - 5.27.3 Advise the owner of its intention to sell the land if payment of the outstanding amount is not received within 90 days. Except in extraordinary circumstances, Council will enforce the sale of land for arrears of rates.
- 5.28 All sale of land for rate recovery purposes will be approved by Council prior to the owner being notified.

Remission and Postponement of Rates

- 5.29 Application for remission of rates and charges or postponement of rates will be considered under the discretionary provisions of Section 129 of the *Local Government Act 1993*.

Rebate of Rates

- 5.30 Council has determined that rebates of rates will be only granted when the applicant satisfies the requirements for mandatory rebates under applicable Sections of the *Local Government Act 1993*.
- 5.31 Rebates for Conservation Covenants are addressed within Council Policy 3.9 "Rate Rebate for Conservation Covenant Policy".

Disclaimer

- 5.32 In accordance with the Local Government Act 1993 a rate cannot be challenged on the basis of non-compliance with this policy and must be paid in accordance with the required payment provisions.
- 5.33 Where a ratepayer believes that Council has failed to properly apply this policy, it should raise the matter with Council. In the first instance contact should be made with the Rates Department.

6. GUIDELINES

- 6.1 A general rate with a minimum, service charges for waste management and a stormwater removal service rate incorporating a minimum on all properties, will be applied as a means of raising taxation revenue within the community.
- 6.2 In line with distributing equitably and fairly the fiscal burden of delivering services and the development and maintenance of the community's infrastructure, Council will vary rates for land use falling under the Commercial and Industrial use categories.
- 6.3 Within the Residential general rate category council will vary the rate for Short Stay Visitor Accommodation (SSVA), to ensure that adequate taxation revenue is raised for the community from residential land used for commercial purposes.
- 6.4 Where necessary Council will use assessed annual value as provided by the Valuer-General to determine split tenure where a property has multiple land uses.

- 6.5 Eligible Pensioner ratepayers who hold a Pensioner Concession Card, DVA Gold Card or Government Health Care Card are entitled to a remission of rates, subject to a range of criteria. This remission does not apply to holders of the Commonwealth Seniors Health Cards.
- 6.6 Annual garbage, organic and recycling collection charges and Tasmanian State Government Landfill Levy, will be charged at a set amount based on the size bin.
- 6.7 The three fire rate levies that Council collects on behalf of the State Fire Commission are based on the cents in the CV dollar, with a minimum levy as set down by the State Fire Commission annually. Council will remit the Levy to the State Fire Commission
- 6.8 Council will apply rebates in accordance with the *Local Government Act 1993*. Council will adhere to the Act in granting full or part exemption for general rates for properties which may include public, educational, religious or charitable in use and ownership.
- 6.9 Council will continue to accept the payment of rates in full or by four instalments. Council will consider other payment arrangements with ratepayers when requested.
- 6.10 Council will impose late payment penalties strictly in accordance with the *Local Government Act 1993*.
- 6.11 Council may enforce the sale of land for non-payment of rates in accordance with the *Local Government Act 1993*.
- 6.12 Council advises that a rate cannot be challenged on the basis of non-compliance with this policy and rates must be paid in accordance with the required payment provisions.

7. COMMUNICATION

- 7.1 This policy will be made available on Council's website.
- 7.2 All Councillors and employees may be briefed on this policy as part of the induction program and on an on-going basis.

8. LEGISLATION

- 8.1 The rating and valuation methods available to local government are covered under various pieces of legislation. In particular Part 9 of the *Local Government Act 1993* and the *Valuation of Land Act 2001* are the most relevant.

An important provision in the *Local Government Act 1993* is S86A which provides:

86A. General principles in relation to making or varying rates

- 1) *A council, in adopting policies and making decisions concerning the making or varying of rates, must take into account the principles that –*
 - a) *rates constitute taxation for the purposes of local government, rather than a fee for a service; and*
 - b) *the value of rateable land is an indicator of the capacity of the ratepayer in respect of that land to pay rates.*
- 2) *Despite subsection (1), the exercise of a council's powers to make or vary rates cannot be challenged on the grounds that the principles referred to in that subsection have not been taken into account by the council.*

9. RELATED DOCUMENTS

9.1 Kingborough Council Strategic Plan 2025 – 2035

9.2 Long Term Financial Management Plan

10. AUDIENCE

10.1 The Rating and Charges Policy applies to Councillors in setting rates for the community.