

Public benefit concessions policy for commercial ratepayers

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1. Purpose

This public benefit concessions policy seeks to advance the following purposes under the *Local Government Act 2008*:

- (a) securing the proper development of council's area (section 167(1)(a)); and
- (b) promoting community health or welfare (section 167(1)(e)).

2. Definitions

Appropriate rent relief means that the landlord has negotiated in good faith with their tenant for rent relief in line with the Code of Conduct, agreed to by National Cabinet.

Commercial ratepayer means a ratepayer for an allotment that is not classed as residential under council's assessment record (section 152).

COVID-19 pandemic period means the period (or reasonable subsequent recovery period) in accordance with the Code of Conduct, agreed to by National Cabinet.

Eligible business means a business that is eligible under the Relief Package, which is aligned with the Commonwealth Government's JobKeeper programme.

Hardship Register means the register of eligible businesses that are assessed as meeting the requirements of the Relief Package.

Relief Package means the Jobs Rescue and Recovery Plan's Business Relief Support Package.

3. Eligibility criteria

A commercial ratepayer is eligible for rate concessions on an allotment if the ratepayer has a rates liability on the allotment for 2019-20 and / or 2020-21 and is:

- (a) an eligible business that has business premises on the allotment; or
- (b) a landlord that has provided appropriate rent relief to a tenant that is an eligible business that has business premises on the allotment.

4. Rate concessions

On application by an eligible commercial ratepayer, the council will grant the following for each qualifying allotment:

- (a) for ratepayers who have paid their 2019-20 rates in full – a refund in part of rates paid for 2019-20 (issued as a grant from the council to the ratepayer); or
- (b) a waiver in part of rates owing for 2019-20 (with any excess rate waiver amount provided as a waiver in part of rates for 2020-21); or
- (c) a waiver in part of rates for 2020-21.

In addition, for all qualifying allotments, the council will grant a deferment of the obligation to pay rates declared for 2020-21 until 1 January 2021.

The total amount available under (a), (b) or (c) is to be equal to a three-month waiver on annual rates for the allotment in accordance with council's declaration of rates for 2019-20.

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For new allotments, the rate waiver amount under (c) is to be calculated proportionately based on what the allotment would have been rated if it were included in council's declaration of rates for 2019-20.

5. Applications

Applicants must demonstrate eligibility by providing information that meets the requirements of the terms and conditions of the Relief Package or the eligibility criteria under this policy.

Rate concessions under this policy are to be granted to an eligible commercial ratepayer either:

- (a) on council's own initiative, based on an application to the Hardship Register; or
- (b) on application by the commercial ratepayer to the council.