

**TOWN OF COCHRANE**  
**Bylaw No. 09/2008**

**TAX INSTALLMENT PAYMENT PLAN (TIPP) BYLAW**

Being a Bylaw of the Town of Cochrane, in the Province of Alberta, for the implementation of a Tax Installment Payment Plan, within the Town of Cochrane.

**WHEREAS:** The Municipal Government Act, RSA 2000, C. M-26 and amendments thereto provides that a Municipal Council may pass a by-law to provide for the payment of taxes by installments; within the Town of Cochrane;

**AND WHEREAS:** The Municipal Council for the Town of Cochrane deems to allow property taxpayers to pay taxes imposed under the Municipal Government Act by way of monthly installment payments;

**AND WHEREAS:** Council deems it necessary to rescind Bylaw 32/95 and replace it with this Bylaw.

**NOW THEREFORE:** The Municipal Council of the Town of Cochrane, in the Province of Alberta, duly assembled, enacts as follows:

**1. TITLE**

1.1 This Bylaw may be cited as the "Tax Installment Payment Plan" or "TIPP Bylaw".

**2. DEFINITIONS**

2.1 In this Bylaw, unless the context otherwise requires:

- a) "Tax" and "Taxes" includes all property taxes, local improvement taxes, and all other taxes, charges, fees or amounts lawfully imposed against a property by the Town of Cochrane pursuant to the Municipal Government Act or any other statute of the Province of Alberta;
- b) "Tax Installment Payment Plan" also referred to as "TIPP" means the plan authorized by this Bylaw permitting Taxpayers to pay Taxes by way of monthly installments;
- c) "Tax Collector" means the Director of Corporate Services or his or her designate;
- d) "Taxpayer" means the person liable to pay taxes as defined in sections 1 and 373 of the Municipal Government Act.

### **3. TIPP POLICY**

- 3.1 All Tax payers in the Town of Cochrane, who have received an annual assessment and taxation notice, may apply to the Tax Collector to be included in TIPP as described in this Bylaw for the payment of Taxes by installments.

Taxes payable under TIPP shall be deemed to be due and owing in accordance with the provisions of this Bylaw.

#### **3.2 Annual Levy**

- 3.2.1 Any person who wishes to pay property taxes, or local improvement taxes with respect to a property tax by installments, must enter into an agreement with the Town which shall provide:
- a) That payments being made by way of pre-authorized withdrawals, drawn directly from that person's bank account.
  - b) That payments being made monthly, commencing in January; and that the balance is to be paid in full by December 31 of the current year.
  - c) That payments commencing after the month of January will require an initial payment equal to the total of all past due installments.
  - d) That payments being made during each of the months of January to June inclusive, shall be recalculated/calculated to be equal to one-twelfth of the estimated taxes due for that calendar year.
  - e) That payments to be made during each of the months of July to December inclusive, shall be recalculated/calculated to be equal to one-sixth of the actual taxes due for the calendar year in question;

LESS aggregate of payments received during January to June, inclusive.

#### **3.3 Supplementary Levy**

- 3.3.1 Any person who wishes to pay supplementary property taxes with respect to a property by installments must enter into an agreement with the Town, which shall provide:
- a) Payments being made by way of pre-authorized withdrawals, drawn directly from that person's bank account;
  - b) That payment shall be made monthly, and the balance is to be paid in full by December 31 of the current year.

### 3.4 Tipp Cancellation

- 3.4.1 The Taxpayer can terminate the TIPP agreement at any time by written notification to the Tax Collector ten (10) business days prior to the monthly withdrawal due date.
- 3.4.2 The Tax Collector can terminate the TIPP agreement without written authorization from the Taxpayer if:
- a) The Taxpayer is in breach of the TIPP agreement. Notification of removal shall be mailed to the taxpayer.
  - b) Land Titles notifies the Town of an ownership title change.
  - c) New property owner requests to join the TIPP program.
- 3.4.3 In the event a Taxpayer or Tax Collector requests removal from TIPP, all Taxes due and owing shall then become due and owing on the due date for the payment of Taxes as specified in the Tax Rate Bylaw.


### 3.5 Penalties, Interest, and Discounts


- a) Any Taxpayer who is active on TIPP is exempt from the penalty provisions under the Tax Penalty Bylaw, provided the Taxpayer is not in breach of the agreement.
- b) The penalty provisions under the Tax Penalty Bylaw shall apply if the Taxpayer is in breach of the agreement.
- c) No interest or discounts will be credited to the Taxpayer for any automatic payments made.
- d) If a bank fails to honour any pre-authorized payment, the Taxpayer shall be deemed to be in breach of the agreement; pre-authorized payments returned shall be subject to an administration fee approved by Council.

## 4. GENERAL

- 4.1 That Bylaw No. 32/95 be repealed in its entirety.

Read a first time March 25, 2008  
Read a second time March 25, 2008  
Read a third time March 25, 2008

  
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Mayor

  
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Municipal Clerk