

4) Local Improvements

The municipality will often make improvements in the neighbourhood, for example, the installation of a sidewalk, extra lighting, etc. Property owners will be charged a local improvement tax to pay for these changes. A list of sample local improvements and their costs is shown on the next page.

To make it fair for everyone on the street, property owners pay a share as determined by the *frontage* of the property. **Frontage** is defined as the width of the property on the side that faces the 'front' (usually the street side).

Local Improvement Costs for Municipal Property Tax		
Property Improvement	Term	Cost per Frontage Foot per year
Asphalt surfacing roadways	10 years	\$ 28.48
Boulevard construction	3 years	\$ 12.99
Concrete sidewalk	5 years	\$ 12.47
Concrete street paving	10 years	\$ 39.87
Granular surface lane	3 years	\$ 9.35
Land drainage system	20 years	\$ 9.14
Lane lighting	3 years	\$ 0.47
Lane oiling	1 year	\$ 3.75
Lane paving	20 years	\$ 16.60
Ornamental lighting (lane)	3 years	\$ 4.09
Ornamental lighting (street)	3 years	\$ 3.52
Road oiling	1 year	\$ 8.00
Wastewater sewers	20 years	\$ 9.62
Watermains	10 years	\$ 11.39

Example 5: Calculating Local Improvement Costs

Robert owns a lot that has a frontage of 40 ft. This year, he has to pay for the following local improvements: Lane Paving and Watermains. Calculate how much he will be charged for these improvements.

Since Robert's lot has a frontage of 40 feet, for the following local improvements, it will cost him:

$$\begin{aligned} \textcircled{1} \text{ Lane Paving} &= \$ 16.60 \times 40 = \$ 664.00 \\ \textcircled{2} \text{ Watermains} &= \$ 11.39 \times 40 = \$ 455.60 \end{aligned}$$

$$\begin{aligned} \text{TOTAL charged} &= 664 + 455.60 \\ &= \underline{\underline{\$ 1119.60}} \end{aligned}$$