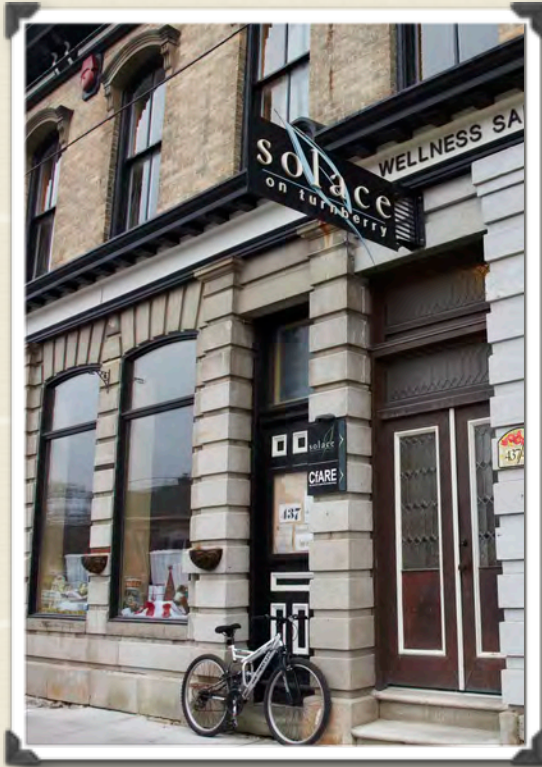


MUNICIPALITY OF HURON EAST

Incentive Programs for Heritage Property Owners



For Further Information
Contact the Huron East Municipal Office
P.O. Box 610 - 72 Main Street South
Seaforth ON N0K 1W0
519.527.0160 or visit www.huroneast.com



Incentive Programs for Heritage Property Owners

Introduction

The Municipality of Huron East, which amalgamated the Town of Seaforth, the Village of Brussels, and the Townships of Grey, McKillop, and Tuckersmith in 2001 has an abundance of designated historical properties. Currently, there are more than 72 designated historical properties in Huron East, the majority of which are located in the Seaforth Ward.

Residential and commercial properties are normally designated under the provisions of Part IV of the Ontario Heritage Act, although the commercial core area of Seaforth was designated under the provisions of Part V of the Ontario Heritage Act as a Heritage Conservation District.

Heritage properties, by their nature, have a tendency to be more expensive to maintain and operate.

The Municipality of Huron East has recognized the challenges faced by owners of heritage properties and with the assistance of the Huron East Heritage Advisory Committee is pleased to offer two incentive programs for heritage property owners.

Designated Property Loans

Type of Loan

- Loans for 50% of eligible costs for 3 years with interest at 1/2 of prime.

Loan Criteria

- Work that is eligible for a loan involves work, which stabilizes, maintains, restores or reconstructs original heritage features or resources.
- Other work that may be eligible is that, which is necessary for the building's preservation or improvements necessary to meet the Ontario Building code, (i.e. Roof repairs, foundation repairs, electrical updates, etc.)
- Loan amounts are limited to 1/3 of the current balance of the Heritage Trust Fund.



Tax Reduction Program

Type of Relief

- Up to 20% of eligible property taxes

Qualifications

- Must be a designated property under the provisions of the Ontario Heritage Act.
- Must undertake restoration or preservation work that is pre-approved by the Municipal Heritage Advisory Committee.
- 50% of actual cost of restoration or preservation work is eligible for a 20% tax reduction (see example below).
- Must enter into an agreement with Municipality regarding the preservation and maintenance of the property.



Application Process

Complete "[Designated Property Application for Maintenance on a Designated Property](#)" and return to Town Hall. Applications must be approved by the Heritage Committee prior to commencement of the project to be eligible for the tax reduction.



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Example

- Annual property taxes = \$ 2,000
- Cost of eligible project = \$10,000
- Amount of eligible for tax reduction
 $\$10,000 \times 20\% = \400.00 for a period of approx. 12 1/5 years

Heritage Examples...

Huron County Main Streets



Commercial Blocks



Architectural Features