



RATES AND TARIFFS 2023/24 MTREF

PROPERTY RATES			
VAT = Property rates is zero-rated for VAT purposes			
Percentage Increase		7.50%	
Percentage Increase - Vacant properties		7.50%	
Description	Rate in cents	Ratio in relation to residential property	
		2023/2024	2023/2024
1	That under the provisions of Chapter 2 of the Local Government: Municipal Property Rates Act 6 of 2004, a property tax rate be determined and charged on total valuation for the financial year 1 July 2023 to 30 June 2024 on all properties other than the rates as contained in 2 below.	1.2525	
2	CATEGORIES		
	Residential properties - developed	0.6262	1 : 1
	<i>On all taxable property under the planning scheme that can be applied, or indeed, exclusively used for Residential Purposes, including property or portions of property registered as Sectional Title Property and used for Single Residential Purposes and is valued separately on the amount of total valuation less the impermissible first R15 000 plus the determined reduction in 4 below, excluding any undeveloped vacant residential erven to which the tariff below is applicable.</i>		
	Residential properties - vacant land	0.8025	1 : 1.28
	Business and commercial properties - developed	1.2525	1 : 2
	Business and commercial properties - vacant land	1.2525	1 : 2
	Industrial properties - developed	1.2525	1 : 2
	Industrial properties - vacant land	1.2525	1 : 2
	Agricultural properties	0.0627	1 : 0.1
	<i>Property zoned as Agriculture located within the jurisdiction of council on which bona fide farming activities are exercised in terms of section 15(2)(f) of the Property Rates Act, and with proof from SARS that bona fide farming is the main source of income: On total valuation</i>		
	Mining properties	1.2525	1 : 2
	Properties owned by an organ of state	1.2525	1 : 2
	Public service infrastructure properties	1.2525	1 : 2
	Properties owned by public benefit organisations and used for specified public benefit activities (before 75% rebate)	0.6262	1 : 1
	Properties used for multiple purposes, subject to section 9 of the Act	1.2525	1 : 2
	Place of public worship	1.2525	1 : 2
	Private open space	0.6262	1 : 1
	Public open space		1 : 2

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3 REBATES		
3.1 Residential Accommodation Business Single zoned residential property that are used by an owner/lessee/manager as a business to operate a Guesthouse, Bed & Breakfast and Self-catering establishment: 30% Rebate on the Business tariff.	0.8767	1 : 1.40
3.2 Public Benefit Organisations A rebate of 75% applicable to the Residential Tariff is allowed for PBO's as defined in the Property Rates Act	0.1565	1 : 0.25
3.3 Pensioners Qualifying pensioner households (As per property rates policy) with evidence of the following income limits:	R Value	
3.3.1 With a monthly income not exceeding Rebate: 100%	13,850	
3.3.2 With a monthly income not exceeding Rebate: 70%	19,650	
3.3.3 With a monthly income not exceeding Rebate: 50%	25,500	
3.4 SEZ "Special Economic Zones" (SEZs), are geographically designated areas of a country set aside for specifically targeted economic activities, supported through special arrangements (that may include laws) and systems that are often different from those that apply in the rest of the country. "A 30% property tariff rebate will be applied to the Freeport Saldanha Industrial Development Zone"	1.2525 - -	1 : 2
3.5 Residential Nature Reserve On total valuation less the determined reduction in 4 below.	0.6262	1 : 1
4 REDUCTIONS		
4.1 Residential Property in 2 above: R35 000 (Vacant Land & Sectional Title Garages are excluded from this rebate/reduction)		
4.2 Qualifying Indigent Households: R 235 000 (Subsidised from Equitable Share)		
4.3 Residential Nature Reserve: R35 000		
5 EXEMPTIONS		
5.1 Public Service Infrastructure (PSI)		1 : 0
5.2 Place of Public Worship		1 : 0
5.3 Protected Areas		1 : 0
5.4 National Monuments		1 : 0
5.5 Public Open Spaces		1 : 0
Above taxes are due and payable on 1 July and interest calculated at a rate equal to the prime rate plus 1% will be levied and charged on:		
Outstanding property rates as at 30 September for annual payers; or Outstanding property rates 30 days or more from the date of invoice for monthly payers.		