

PROPERTY RATES

VAT = Property rates is zero-rated for VAT purposes

Percentage Increase

4.50%

Description	Rate in cents	Ratio in relation to residential property
	2020/2021	2020/2021
<p>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 2020 to 30 June 2021 on all properties other than the rates as contained in 2 below.</p>	1.2600	
<p>2 CATEGORIES</p> <p>Residential properties - developed</p> <p><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></p>	0.6299	1 : 1
Residential properties - vacant land	0.7625	1.20 : 1
Business and Industrial properties - developed	1.2600	2 : 1
Business and Industrial properties - vacant land	1.2600	2 : 1
Industrial properties - developed	1.2600	2 : 1
Industrial properties - vacant land	1.2600	2 : 1
Agricultural properties	0.0630	0.1 : 1
<p><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, or an affidavit, that bona fide farming is the main source of income: On total valuation</i></p>		
Mining properties	1.2600	2 : 1
Properties owned by an organ of state	1.2600	2 : 1
Public service infrastructure properties	1.2600	2 : 1
Properties owned by public benefit organisations and used for specified public benefit activities (before 75% rebate)	0.6299	1 : 1
Properties used for multiple purposes, subject to section 9 of the Act	1.2600	2 : 1
Place of public worship	1.2600	2 : 1
Private open space	0.6299	1 : 1
Public open space	1.2600	2 : 1

PROPERTY RATES

VAT = Property rates is zero-rated for VAT purposes

Percentage Increase

4.50%

Description	Rate in cents	Ratio in relation to residential property
	2020/2021	2020/2021
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.	0.8820	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	0.1575	1 : 0.25
3.3 Pensioners On all immovable property owned and occupied by pensioners, as defined in the Social Support Act (Act 13 of 2004), and includes any person who is not permanently employed and receives regular payments from the state, a company or other employer after attaining the retirement age and, if deceased, his widow provided that applications from persons who do not meet the above definition of a pensioner, but entitled to be classified as pensioner, be considered by the council on merit with evidence that the following income limits:		
3.3.1 With a monthly income not exceeding Rebate: 100%	12,000	
3.3.2 With a monthly income not exceeding Rebate: 70%	17,000	
3.3.3 With a monthly income not exceeding Rebate: 50%	22,000	
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. An incentive will be applied on the tariff (cent/R) which is to be phased out over a 5 year period. This tariff will therefore be phased out as follows:	R Value	

PROPERTY RATES

VAT = Property rates is zero-rated for VAT purposes

Percentage Increase 4.50%

Description	Rate in cents	Ratio in relation to residential property
	2020/2021	2020/2021
Year: 2017/18 50%		
Year: 2018/19 40%		
Year: 2019/20 30%		
Year: 2020/21 20%	1.0080	1 : 1.6
Year: 2021/22 10%		
Year: 2022/23 0%		
3.5 Residential Nature Reserve A rebate of 70% on the Residential Property Tariff: On total valuation less the determined reduction in 4 below.	0.1890	1 : 0.30
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: R170 000 (Subsidised from Equitable Share)		
4.3 Residential Nature Reserve: R35 000		
5 EXEMPTIONS		
5.1 Public Service Infrastructure (PSI)		
5.2 Place of Public Worship		
5.3 Protected Areas		
5.4 National Monuments		
5.5 Public Open Spaces		
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.		