



3 – Year Property Tax Exemption Program

OFFICE USE ONLY:		
Received:	Program Review Officer Suggestion:	SAO or Delegate Approval:
	2026 Percentage:	2027 Percentage:
	2028 Percentage:	2029 Percentage:

APPLICANT INFORMATION:	
Applicant Name:	Interest (If not owner):
E-Mail Address:	Telephone:
Mailing Address:	

OWNER INFORMATION (If different than applicant):	
Registered Owner's Name:	
E-Mail Address:	Telephone:
Mailing Address:	

PROJECT LOCATION:			
Civic Address:			
Lot #:	Block #:	Plan #:	
Roll Number:			
Section:	Township:	Range:	Meridian:



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PROJECT INFORMATION:

- Dwelling Type:
- Semi-Detached
 - Row-Housing
 - Garden Suite
 - Garage Suite
 - Secondary Suite within Principal Dwelling
 - Other:

APPLICANT DECLARATION:

I declare that all information submitted is true and accurate to the best of my knowledge, and if approved, the development will commence and be completed in accordance with the terms and conditions of the signed program agreement.

Print Name:

Applicant Signature:

Date:

PROPERTY OWNER AUTHORIZATION (If different than applicant):

I, _____, the owner of the above property, hereby authorize _____ to act on my behalf with respect to this application.

Owner Signature:

Date:



3 – Year Property Tax Exemption Program

PROGRAM DESCRIPTION:

The Town of Fort Smith has launched the 3 – Year Property Tax Exemption Program to accelerate housing growth by incentivizing new builds and new accessory units through a time-limited declining municipal tax exemption on the incremental assessed value of eligible residential developments.

Tax Exemption Schedule:

- Year 1 (First calendar year after reassessment): 100% exemption
- Year 2: 66% exemption
- Year 3: 33% Exemption
- Year 4 & Beyond: Fully taxable

The Tax Exemption is based on the incremental assessment; the new assessed value added by development, excluding land value.

The Exemption begins the first full calendar year following occupants and reassessment.

No exemption applies during construction, as taxes are based on land value until completion.

ELIGIBILITY REQUIREMENTS:

1. Project must be located within Fort Smith.
2. Applicant must be in good standing with the Town of Fort Smith.
3. Applicant must have no outstanding taxes or enforcement issues.
4. Must comply with zoning and building restrictions.
5. Not available for short-term rentals or commercial uses.
6. Construction must be substantially completed and occupied on or before March 31, 2028.

SUBMISSION REQUIREMENTS:

Applications to the 3 – Year Property Tax Exemption Program must include:

- GNWT Assessment Notice;
- Development and building permits;
- Final occupancy documentation.

Completed Applications should be submitted to reception@fortsmith.ca or brought to Town Hall at 174 McDougal Road, PO Box 147, Fort Smith, NT, X0E0P0.

Inquires can be made to the above address or at +1 (867) 872 – 8400