



Clean Energy Improvement Taxes

What is a Clean Energy Improvement Tax?

- A Clean Energy Improvement Tax is a special tax that a municipality can place onto a property – similar to local improvement taxes.
- A Clean Energy Improvement Tax is only placed onto the property if the owner voluntarily participates in the Clean Energy Improvement Program (CEIP) and enters into a Clean Energy Improvement Agreement with the Town of Okotoks.
- The Clean Energy Improvement Program allows homeowners to access financing through The Town to pay for eligible upgrades and repay through their property tax bill.
- The Clean Energy Improvement Tax is a property owner's repayment of financing received through CEIP.

How will I know if there is a Clean Energy Improvement Tax on my home or property?

- Once the Clean Energy Improvement Tax is placed on the property's tax bill it will show up on a Tax Certificate for the property. A Tax Certificate is a summary of all tax-related charges applied to a specific property. You will also see the Clean Energy Improvement Tax as a separate line item on your annual property tax bill.
- When purchasing a property with a Clean Energy Improvement Tax, you should receive a copy of the Clean Energy Improvement Agreement appended to the contract of sale. This agreement provides the details of the improvements made to the property.
- If you have questions related to a Clean Energy Improvement Tax for your property or a property you are purchasing, please email ceip@okotoks.ca.

What happens if I don't pay the Clean Energy Improvement Tax?

- The Clean Energy Improvement Tax is treated in the same way as regular property tax and local improvement taxes. If there is a Clean Energy Improvement Tax on your property, it will be incorporated into the total property tax bill for your property.
- Unpaid property tax bills will result in penalties. If unpaid property taxes and penalties accrue from the previous year you will enter tax arrears. More information on property tax penalties can be found [here](#).
- Properties with more than three years of outstanding tax arrears are offered for sale accordance with the *Municipal Government Act*.

What if I pay my property taxes through TIPP or through my mortgage provider?

- You do not have to make any changes to how you pay your property taxes. You can continue paying through your tax instalment payment plan (TIPP) or your mortgage provider, and the Clean Energy Improvement Tax will be covered through these payments.

Are there any impacts to having a Clean Energy Improvement Tax on my home?

- You must disclose the existence of the Clean Energy Improvement Tax to any prospective buyers and your realtor if you decide to sell or transfer the property. Negotiations on sale conditions for the property may be impacted by the Clean Energy Improvement Tax.

This program is carried out with assistance from the Federation of Canadian Municipalities' Green Municipal Fund, an endowment created by the Government of Canada.

