

BYLAW 1640/23
ASSESSMENT OF DESIGNATED MANUFACTURED HOMES IN A MANUFACTURED HOME
COMMUNITY
STURGEON COUNTY, ALBERTA

A BYLAW TO DESIGNATE THE OWNER OF A MANUFACTURED HOME COMMUNITY AS THE ASSESSED PERSON FOR DESIGNATED MANUFACTURED HOMES AND IMPROVEMENTS IN A MANUFACTURED HOME COMMUNITY

WHEREAS, Sturgeon County must prepare annually an assessment roll for all assessable property in the County and section 331 of the *Municipal Government Act*, RSA2000, c M-26, provides that the person who is the assessed person is the person liable to pay property tax;

AND WHEREAS, section 304 (1)(j)(ii) of the *Municipal Government Act*, provides that Council may, by bylaw, designate the owner of a manufactured home community as the assessed person for a designated manufactured home on a site in a manufactured home community and any other improvements located on the site and owned or occupied by the person occupying the designated manufactured home;

AND WHEREAS, Council wishes to pass a bylaw to designate the owner of a manufactured home community as the assessed person for a designated manufactured home on a site in a manufactured home community and any other improvements located on the site and owned or occupied by the person occupying the designated manufactured home in the County;

NOW THEREFORE, the Council of Sturgeon County, in the Province of Alberta, duly assembled, enacts as follows:

1. Title

1.1. This Bylaw may be referred to as the “Assessment of Designated Manufactured Homes in a Manufactured Home Community Bylaw”.

2. Purpose

2.1. The purpose of this Bylaw is to designate the owner of a manufactured home community as the assessed person for designated manufactured homes and improvements in a manufactured home community.

3. Definitions

3.1 In this Bylaw, words shall have the same meanings as in the Act, and the regulations thereunder, except as otherwise defined below.

3.2 In this Bylaw:

a. “Act” means the *Municipal Government Act*, RSA 2000, c M-26, as amended;

- b. "Council" means the duly elected Council of Sturgeon County;
- c. "County" refers to the municipal corporation of Sturgeon County; and
- d. "Manufactured Home Community" means a parcel of land under one title which has been planned and divided into manufactured home lots and improved for placement of manufactured homes for permanent residential use; and

4. Assessment of Designated Manufactured Homes

- 4.1 The owner of a Manufactured Home Community within the County shall be the assessed person recorded on the assessment roll in respect of a designated manufactured home on a site in a manufactured home community and any other improvements located on the site and owned or occupied by the person occupying the designated manufactured home.
- 4.2 For purposes of identifying the assessed person, the owner of a manufactured home community shall be the person(s) listed as the owner(s) on the Certificate of Title for the parcel of land constituting the manufactured home community.
- 4.3 This Bylaw shall apply to all manufactured home communities located within the County.

5. Effective Date

- 5.1 This Bylaw shall come into force one year from the date that it is passed.

Read a first time this 12th day of December, 2023.

Read a second time this 26th day of March, 2024.

Read a third time this 26th day of March, 2024.

"Original Signed"

Alanna Hnatiw
MAYOR

"Original Signed"

Reegan McCullough
COUNTY COMMISSIONER (CAO)

March 28, 2024

DATE SIGNED