



Multi-Unit Development Incentive Program

What is the incentive?

100% of the municipal taxes associated with the eligible new construction covered for a period of two full calendar years (24 months).

What properties are eligible?

Multi-unit residential buildings that:

- contain more than eight dwelling units;
- are classified as Residential 2 as per the Manitoba Municipal Assessment Act;
- are rental properties;
- are **not** condominium buildings;
- are located on a street established prior to the year 2000; and
- are within the Commercial Corridor Zone, Commercial Neighborhood Zone, Residential Low Density Zone or Residential Medium Density Zone as identified in the Town of Altona's Zoning By-Law No. 1792/2021

Are there any other requirements?

- Property owners must obtain all necessary permits, agreements and approvals prior to construction.
- Construction must be substantially completed by December 31, 2027.
- All outstanding amounts owing to the Town of Altona must be paid (e.g. property taxes, utility charges, other amounts owing).

How do I apply?

No applications required! The incentive will be calculated automatically once the building's assessment is added to the municipal tax roll. This would occur following all necessary building inspections and upon occupying the building.

When does the incentive get paid out?

Tax incentives are paid out at the end of each fiscal year in December provided all accounts are in good standing.





Still not sure how it works?

Check out the example below. If you still have questions, contact our office at 204-324-6468.

Example

A property owner builds a 12-unit apartment building and tenants begin occupying the building in November 2025. The Manitoba Assessment Branch assesses the land at \$75,000 and the new building at \$2,000,000. Based on 2025 mill rates, the annual property taxes would be calculated as shown below.

		Total
Assessed Market Value of Building		2,000,000
Portioning Factor		45%
Portioned Assessment		900,000
	Mill Rate	
Total 2025 Municipal Taxes (full year)	18.200	\$16,380.00
Total 2025 Municipal Taxes <i>(pro-rated over two months)</i>		<i>\$2,730.00</i>

Assuming a 2% mill rate increase in each of 2026 and 2027, the annual incentive would be calculated as follows:

	Mill Rate	
Total 2026 Municipal Taxes	18.564	\$16,707.60
Total 2027 Municipal Taxes	18.935	\$17,041.75

In summary, the approximate total municipal tax and tax incentive amounts each year would be as follows:

Year	Mill Rate	Municipal Tax	Months Rebated	Incentive
Year 1	18.200	\$2,730.00	2	\$2,730.00
Year 2	18.564	16,707.60	12	16,707.60
Year 3	18.935	17,041.75	10	14,201.46
Total		\$36,479.35	24	\$33,639.06

