

poses of retrospective adjustment of the assessment for the \_\_\_\_\_ assessment year.

They declare that they form a group within the meaning of Division III of Chapter VI of the Regulation respecting retrospective adjustment of the assessment.

They appoint \_\_\_\_\_ (insert name of person) to inform the Commission of the assumption limit elected under Subdivision 2 of Division I of Chapter III.

Designation of each institution, with the signature of the person authorized to sign the application:

“institution”: \_\_\_\_\_

“institution”: \_\_\_\_\_

\_\_\_\_\_  
Signature of duly authorized person                      Date

2307

## Draft Regulation

An Act respecting municipal taxation  
(R.S.Q., c. F-2.1)

### Single-use immovables of an industrial or institutional nature — Method of assessment

Notice is hereby given, in accordance with sections 10 and 11 of the Regulations Act (R.S.Q., c. R-18.1), that the Regulation respecting the method of assessment of single-use immovables of an industrial or institutional nature, the text of which appears below, may be made by the Government upon the expiry of 45 days following this publication.

The purpose of the draft Regulation is to prescribe a method of assessment for single-use immovables of an industrial or institutional nature.

To that end, it first proposes a definition of the expression “single-use immovables of an industrial or institutional nature”. Then, it proposes that, as a method of assessment of the immovables, an application of the cost approach which consists, as a first step, in establishing the cost of the new constructions which are part of such an immovable by taking into account their exact outside dimensions, as they exist on a precise date, and the materials and techniques currently used on that date for building such constructions. The draft Regulation provides that it is then required to subtract from that cost, where applicable, any depreciation, in particular the

depreciation to take into account the significant difference existing, where it is expedient, between the space that could be usable in the construction taken into consideration for the establishment of the cost of the new constructions and the space actually usable in the construction to be assessed. Finally, it indicates that the value of the lot established according to the common rules shall be added to the difference obtained.

To date, study of the matter has revealed little impact on businesses apart from the fact that the owners of single-use immovables of an industrial nature, as well as municipal assessors, will be governed by the new assessment rules provided for in the draft Regulation.

Further information may be obtained by contacting Andrée Drouin, 20, rue Pierre-Olivier-Chauveau, aile Chauveau, 2<sup>e</sup> étage, Québec, G1R 4J3; tel. (418) 691-2030; fax: (418) 643-3455.

Any interested person having comments to make on the draft Regulation is asked to send them in writing, before the expiry of the 45-day period, to the Minister of Municipal Affairs, 20, rue Pierre-Olivier-Chauveau, aile Chauveau, 3<sup>e</sup> étage, Québec, G1R 4J3.

RÉMY TRUDEL,  
*Minister of Municipal Affairs*

## Regulation respecting the method of assessment of single-use immovables of an industrial or institutional nature

An Act respecting municipal taxation  
(R.S.Q., c. F-2.1, s. 262, par. 10)

1. For the purposes of this Regulation, a “single-use immovable of an industrial or institutional nature” means a unit of assessment which, on the date provided for in the first paragraph of section 46 of the Act respecting municipal taxation (R.S.Q., c. F-2.1), meets the following conditions:

- (1) the value, entered on the roll in force, of the constructions which are part of the immovable is \$5 000 000 or more;
- (2) it is not totally disused;
- (3) it is not likely to be subject to a sale by agreement;
- (4) the constructions which are part of it are specifically designed and laid out for carrying on a predominant activity of an industrial or institutional nature; and

(5) the constructions which are part of it may not be economically converted for the purposes of carrying on an activity of another type.

The following activities are of an institutional nature: an activity for which is intended an immovable referred to in any of paragraphs 1, 1.1 and 13 to 17 of section 204 of the Act and which is neither of a residential, administrative nor of a commercial nature and which is not a storage activity.

**2.** For the purposes of establishing the actual value of a single-use immovable of an industrial or institutional nature, a particular application of the cost approach is used which consists in establishing, in accordance with section 3, the cost of the new constructions, in subtracting from that cost, where applicable, any depreciation, thus the one provided for in section 4 and in adding to the difference obtained the value of the lot established according to the common rules.

**3.** The cost of the new constructions is established by taking into account their exact outside dimensions, as they exist on the date applicable under the first or second paragraph of section 46 of the Act, as the case may be, and the materials and techniques currently used on that date to build such constructions.

**4.** Depreciation shall be subtracted in order to take into account, where applicable, the significant difference existing between the space which would be usable in the construction taken into consideration for the purposes of section 3 and the space actually usable, on the same date, in the construction the value of which is to be established.

**5.** This Regulation applies for the purposes of establishing the value of a single-use immovable of an industrial or institutional nature that must be entered on a real estate assessment roll coming into force after 31 December 2000.

**6.** This Regulation comes into force on the fifteenth day following the date of its publication in the *Gazette officielle du Québec*.