



# **PROPERTY RATES TARIFF POLICY**

**2025/2026**

## PREAMBLE

**Whereas** section 74 of the Local Government: Municipal Systems Act, 2000 (Act No 32 of 2000) requires a municipal council to adopt a tariff policy on the levying of fees for municipal services;

**And whereas** the tariff policy should at least include the principles contained in section 74(2) of the Act, thus giving effect to the By-Law required in terms of section 75 of the Act;

**And whereas** the tariff policy may differentiate between different categories of users, debtors, service providers, service standards and geographical areas as long as such differentiations do not amount up to unfair discrimination;

**Now therefore** the Municipal Council of the Polokwane Municipality adopts the following Tariff Policy:

In relation to the budget, the Municipal Council will annually determine the municipal property rates to be charged on property i.t.o. section 17 of the Local Government Municipal Finance Management Act 56 of 2003 and section 14(1) and (2) of the Local Government Municipal Property Rates Act of 2004 as amended; that the council will annually resolve on a cent in a rand to be levied on all properties.

### **1. PROPERTY RATES POLICY**

The property rates will be levied in terms of the Municipal Property Rates Act and the cent amount in a rand will be levied in a tariff schedule as approved by Council.

**1.1** The Polokwane Municipality will levy property rates in respect of the different categories of rateable property on the market value as(in terms of the property rates act) recorded in the valuation roll.

No.	Category	PROPERTY RATES ON THE MARKET VALUE OF RATEABLE PROPERTY RECORDED IN THE VALUATION ROLL
1	Residential Properties	X
2	Industrial Properties	X
3	Business and Commercial	X
4	Agricultural Properties	X
5	Public Service Purposes (Organ of State)	X
6	Municipal Properties	X
7	Public Service Infrastructure	X
8	Mining	X
9	Private open space	X
10	Public Benefit Organizations	X
11	Places of worship	X
12	Non-Permitted Use/Illegal land use	X

## **2. EXEMPTIONS/REBATES/REDUCTIONS:**

- 2.1** In terms of the property Rates Act, the first R15 000 of the property's market value of owners of residential premises and sectional titles which are used exclusively for residential purposes are excluded from the levying of property rates.
- 2.2** All residential premises and sectional titles who are used exclusively for residential purposes (guesthouse excluded) are further granted a reduction of R85 000 from the payment of property rates.
- 2.3** A further rebate of 80% on property rates will be granted to owners of residential premises and sectional titles who are depended on government pensions or social grants or other revenue whose combined income does not exceed the threshold, set by council annually on application. The rebate will be subject to the criteria set out in the tariff structure.

### **2.4 BUSINESS AND INDUSTRIAL:**

Owners of Business or Industrial property's whose improved property's market value is R50 000 000.00 or above will receive the following rebate (only limited to one rebate, not on the sliding scale).

Market value	R50 000 000 – R99 000 000	2% Rebate
Market value	R100 000 000 – R499 999 999	3% Rebate
Market value	R500 000 000 and above	5% Rebate

**2.5** Property rates will be levied in twelve more or less equal monthly installments.

**2.6** 0% VAT is charged on property rates.

The Polokwane municipality Valuation roll is valid for five years and on monthly basis the value provide the billing reports and once per annum supplementary valuation roll if done and consolidated to the main roll.