



**ANGUILLA**

**BILL FOR**  
**PROPERTY TAX ACT, 2015**

Published by Authority

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I Assent

\_\_\_\_\_  
Governor\_\_\_\_\_  
Date

ANGUILLA

NO. /2015

A BILL FOR

PROPERTY TAX ACT, 2015

[Gazette Dated:                    ] [Commencement: Section 82, by notice published in the *Gazette*]

An Act to provide for the reform of the valuation and taxation of property, other than land, for the repeal of the Valuation and Rating Act and its regulations and of the Villa Rental Business Regulation Act, for consequential amendments, for transitional matters and for matters connected therewith and incidental thereto.

ENACTED by the Legislature of Anguilla

PART 1

PRELIMINARY

**Interpretation****1.** (1) In this Act—

“alien land holder” means an alien who holds land in freehold or under a lease pursuant to an alien land holding licence granted under the Alien Land Holding Licence Regulation Act;

“annual valuation roll” means a valuation roll referred to in section 35;

“Board” means the Valuation Review Board established under section 49(1);

“building” means a permanent or semi-permanent structure, or part of a semi-permanent structure, with a roof;

- “certificate of valuation” means a certificate of valuation referred to in section 21;
- “class of improvement” means a class of improvement established by regulation under section 14(1);
- “Comptroller” means the Comptroller of Inland Revenue and includes any person acting as Comptroller or, to the extent of his or her authority, otherwise performing the functions of the Comptroller;
- “construct” includes reconstruct, erect, install or place;
- “demand notice” means a notice referred to in section 61;
- “Deputy Comptroller” means the Deputy Comptroller of Inland Revenue and includes any person acting as, or, to the extent of his or her authority, performing the functions of, the Deputy Comptroller;
- “documents” includes documents in electronic or other form;
- “draft valuation roll” means the draft valuation roll referred to in section 25;
- “enrolled person” means a person who is named on a valuation roll in relation to an improvement in accordance with section 20;
- “financial year” means financial year as defined in section 1 of the Financial Administration and Audit Act;
- “freehold” means a tenure by which an estate is held in fee simple or for a term of life;
- “general valuation” means, subject to section 7, a valuation of all improvements in Anguilla;
- “government agency” means government agency as defined in section 1 of the Financial Administration and Audit Act;
- “improvement” means—
- (a) a structure or part of a structure constructed on land, whether or not it is so affixed to the land as to be transferred by a transfer of the freehold in the land; and
  - (b) any thing affixed to or secured to a structure referred to in paragraph (a);
- and includes part of an improvement;
- “improvements liable to valuation” means improvements in relation to which a valuation is required to be prepared under section 7;
- “lease” means a lease as defined in the Registered Land Act and includes—
- (a) a periodic tenancy within the meaning of section 45 of that Act; and
  - (b) any tenancy agreement;

“Minister” means the minister with responsibility for finance;

“objection” means an objection referred to in section 44;

“objector” means a person who makes an objection under section 44;

“parcel of land” means a parcel as defined in the Registered Land Act and includes a strata lot;

“person” means an individual, firm, partnership, corporation or trust and includes the heirs, executors, administrators or other legal representatives of a person;

“prescribed” means prescribed by regulation under section 77;

“proprietor” means proprietor as defined in the Registered Land Act;

“reference date”, in relation to a general valuation, means the date established by regulation under section 24(1) as at which the value of improvements in the general valuation is to be determined;

“registered owner” means the person who is registered under the Registered Land Act as owner of the freehold;

“revision period” means the period—

- (a) beginning on the day notice of publication of the draft valuation roll is published under section 26(1); and
- (b) ending on the day the valuation roll is certified under section 31;

“send” means send within the meaning of the regulations;

“Senior Valuation Officer” means the person appointed as such in section 4(1);

“separately-owned immovable improvement” means an improvement that is—

- (a) affixed to the land in such a manner as not to be moveable without substantial material damage to, or destruction of, the improvement; and
- (b) owned by a person other than the person who is the proprietor of the freehold or a leasehold in the land where the improvement is located;

“strata lot” has the same meaning as it has in the Condominium Act;

“structure” means a building and any other thing constructed of durable materials;

“taxpayer” means a person liable as a taxpayer under section 57;

“this Act” includes the regulations;

“valuation”, in relation to improvements, means to value the improvements prepared in accordance with this Act and, where the context permits, includes ascertaining other



information necessary or advisable for the preparation of a valuation roll and a certificate of valuation in relation to the improvements;

“valuation officer” means a person appointed as a valuation officer under section 4(1) and includes the Comptroller and Deputy Comptroller;

“valuation roll” means a document that records the valuation made in relation to improvements on a parcel of land that are liable to valuation described in the document.

(2) Unless a contrary intention appears, a reference to an improvement on land is to be interpreted to mean an improvement on, in, over or under the land.

(3) Section 6(d) of the Interpretation and General Clauses Act (computing time within a time not exceeding 6 days) does not apply to computing time under this Act.

### **Application**

2. This Act does not apply to improvements to land, unless the land is registered under the Registered Land Act.

## PART 2

### ADMINISTRATION

#### **Comptroller to administer Act**

3. (1) Under the supervision and direction of the Minister and the Permanent Secretary with responsibility for finance, the Comptroller is responsible for the administration of this Act.

(2) The Comptroller may delegate any of the powers or duties assigned to him or her under this Act to any public officer who reports to him or her and may make the delegation subject to conditions or limitations.

(3) The Comptroller may exercise a power or perform a duty even if he or she has delegated it to another person.

(4) The Comptroller and Deputy Comptroller are *ex officio* valuation officers.

#### **Appointment of valuation officers and other staff**

4. (1) There shall be appointed a Senior Valuation Officer and such valuation officers and other staff as may be necessary for the due administration of this Act.

(2) The Comptroller shall furnish the Senior Valuation Officer and each valuation officer who makes inspections under section 15 with an identification card.

(3) The identification card remains the property of the Government.

(4) A person to whom an identification card is furnished shall return it to the Comptroller without delay upon request.

**Powers and duties of Senior Valuation Officer**

5. (1) Under the supervision and direction of the Comptroller, the Senior Valuation Officer shall exercise the powers and perform the duties that are conferred on him or her by or under this Act.

(2) The Senior Valuation Officer may delegate his or her powers or duties to any public officer who reports to him or her and may make the delegation subject to conditions or limitations.

(3) The Senior Valuation Officer may exercise a power or perform a duty even if he or she has delegated it to another person.

**Duties of valuation officer in relation to valuations**

6. In preparing a valuation of an improvement, a valuation officer shall apply the provisions of this Act in a fair and equitable manner.

## PART 3

## VALUATION

**Improvements to be valued**

7. (1) Unless subsection (2) or (3) applies, a valuation shall be prepared for all improvements, other than an improvement set out in Schedule 1.

(2) No valuation shall be prepared for an improvement that is under construction until it is, or is capable of being, occupied or used for a purpose other than construction.

(3) No valuation is required to be prepared for improvements that are designated by regulation under section 24(3) until the date specified in the regulations for their valuation under that section.

**Valuations to be in accordance with the regulations on the reference date**

8. The valuation of improvements shall be in accordance with the regulations on the reference date.

**Improvements on each parcel of land to be valued separately**

9. An improvement shall be valued in relation to the parcel of land where it is located.

**Valuation of strata lot**

10. Each strata lot shall be valued as if it consisted only of improvements.

**Valuation of improvements owned by Crown or government agency held under a lease**

11. (1) Notwithstanding section 53(1)(a) and (b), an improvement on a parcel of land, the registered owner of which is the Crown or a government agency and held by a person under a lease, shall be valued as though the lessee were the registered owner of the freehold on which the improvement is located if rent is paid or any other valuable consideration is given for the lease.

(2) Notwithstanding any term of any lease referred to in subsection (1) to the contrary, the lessee shall pay the tax on the improvement to the Comptroller and the payment is deemed to discharge any obligation under the lease with respect to that tax.

### **Valuation of improvements when Crown or government agency has an interest in the improvement**

**12.** Notwithstanding sections 53(1)(a) and (b), when the Crown or a government agency has an interest in a parcel of land on which an improvement held by a person other than the Crown or a government agency is located, the improvement shall be valued as though a person other than the Crown or a government agency held the interest.

### **Valuation of improvements held under a lease by an alien**

**13.** (1) An improvement on a parcel of land, the registered owner of which is a person other than the Crown or a government agency and which is held by an alien landholder under a lease, shall be valued as though the lessee were the registered owner of the parcel on which the improvement is located.

(2) Notwithstanding any term of any lease referred to in subsection (1) to the contrary, the lessee shall pay the tax on the improvement to the Comptroller and the payment is deemed to discharge any obligation under the lease with respect to that tax.

### **Classes of improvements**

**14.** (1) The Minister may by regulation establish classes of improvements according to size, ownership, type, use or other characteristic of the improvements.

(2) If more than one class of improvements is assigned to improvements on a parcel of land, the valuation officer shall cause a breakdown of the valuation to be prepared, showing each class assigned to the improvements and the portion of the valuation attributable to each class.

(3) When a valuation officer is uncertain about the class of improvements to be assigned to an improvement, the valuation officer shall assign to the improvement the class that, in his or her opinion, is most appropriate having regard to the classes of improvements established by regulation.

### **Right of valuation officer to enter on property and inspect improvements**

**15.** (1) In this section, “dwelling house” means the whole or any part of a building that is kept or occupied as a residence.

(2) For any of the purposes of this Act, a valuation officer may, at any reasonable time—

- (a) enter onto a parcel of land and enter and inspect any improvement on the parcel of land;
- (b) request information, documents or other thing be produced to assist the valuation officer in preparing the valuation or determining if the improvement is liable to valuation;
- (c) take measurements and photographs; and

(d) make copies of documents relevant to the valuation officer's duties.

(3) When exercising his or her powers or performing his or her duties under subsection (2), a valuation officer shall on request produce the identification card referred to in section 4(2) and inform the registered owner or occupier of the parcel of land or any improvement on the parcel of land of the purpose of the entry and inspection.

(4) For the purpose of making copies, a valuation officer may take the documents away after giving a written receipt for them and shall return the documents without delay.

(5) When an improvement referred to in subsection (2) is a dwelling house, the valuation officer shall not enter the dwelling house without the consent of the occupant of the dwelling house.

(6) If a valuation officer—

(a) is refused entry onto a parcel of land referred to in subsection (2);

(b) is not given consent to enter an improvement that is a dwelling house;

(c) is refused entry into any other improvement on the parcel of land;

(d) has reasonable grounds to believe that the valuation officer—

(i) will be refused entry onto the parcel of land referred to in subsection (2),

(ii) will not be given consent to enter an improvement that is a dwelling house, or

(iii) will be refused entry to any other improvement; or

(e) is impeded, or has reasonable grounds to believe that the valuation officer will be impeded, in the carrying out of an inspection or exercising the powers or performing the duties referred to in subsection (2);

the Senior Valuation Officer may make an Ex Parte application to the Magistrate's Court for an order authorizing the valuation officer to enter onto the parcel of land or enter an improvement that is a dwelling house or any other improvement and carry out an inspection and to exercise the powers or perform the duties referred to in subsection (2).

(7) On hearing an application under subsection (6), the Court may do one or more of the following—

(a) authorize the valuation officer to enter onto the parcel of land to exercise his or her powers and perform his or her duties;

(b) restrain any person from impeding the valuation officer from entering the parcel of land or from exercising his or her powers or performing his or her duties;

(c) require the registered owner or occupier to disclose information or produce any document to assist the valuation officer in preparing the valuation or determining if the improvement is liable to valuation;

- (d) make its order subject to any terms or conditions that the Court considers appropriate in the circumstances;
- (e) award costs in relation to the matter.

#### **Duty to furnish information and documents**

**16.** (1) This section applies to a person other than a public officer acting in his or her capacity as a public officer.

(2) A person, including a government agency, not later than the day specified in a written notice given by the Senior Valuation Officer, shall without charge—

- (a) furnish any information or documents or copies of documents in the person's possession or control specified in the notice that are necessary for the valuation officer to prepare a valuation; and
- (b) when the notice so specifies, furnish—
  - (i) the information or documents or copies of documents in relation to specified periods until further notice; and
  - (ii) furnish the information in the form of a signed statement or under oath swearing that the information provided by the person is complete, true and accurate, that the documents are true copies or that the documents or copies of the documents are all the documents in his or her possession or control or both.

(3) A notice shall not require that information and documents or copies of documents be furnished sooner than 7 days after the notice is given to the person in the case of paragraph (2)(a) or sooner than 7 days after the end of each period in the case of subparagraph (2)(b)(i).

(4) A person who fails or refuses to comply with notice under subsection (1) is guilty of an offence and liable on summary conviction to a fine not exceeding \$2,000 and \$100 for each day thereafter that the person refuses or fails to comply with the notice.

(5) A valuation officer may apply to the Magistrate's Court for an order under subsection (6) if any person to whom a notice has been given under subsection (2) fails or refuses to comply with the notice.

(6) The Court may make an order requiring a person to comply with the notice and any other order, including an order as to costs, that the Court considers appropriate.

#### **Information from public officers**

**17.** (1) For the purposes of this Act, the Senior Valuation Officer may request information or copies of documents from—

- (a) the Registrar of the Supreme Court;
- (b) the Principal Planning Officer;
- (c) the Registrar of Lands;

- (d) the Registrar of Companies;
- (e) the Registrar-General of Births, Deaths and Marriages; or
- (f) any head of a department in possession of information or having the custody or control of a document.

(2) A public officer named in subsection (1) shall, without delay and free of charge, furnish, or cause to be furnished, to the Senior Valuation Officer such information or copies of documents as the Senior Valuation Officer requests.

### **Access to valuation record**

**18.** The valuation officer shall, without delay on request from a person enrolled in relation to an improvement or who satisfies the valuation officer that he or she ought to be a person enrolled in relation to the improvement, permit the person to see the information used to arrive at the valuation and give a reasonable explanation thereof.

## PART 4

### VALUATION ROLLS AND CERTIFICATES OF VALUATION

#### **Division 1**

##### *Contents of Valuation Roll and Certificate of Valuation*

### **Contents of valuation roll**

**19.** A valuation roll shall show the following in relation to any improvement or improvements that are liable to valuation located a parcel of land—

- (a) a brief legal description or an indication of the description sufficient to identify the parcel of land;
- (b) the name and mailing address of the person enrolled in relation to an improvement or improvements or, if more than one person is enrolled in relation to the improvement or improvements, the enrolled persons to be shown on the valuation roll as provided in the regulations;
- (c) the description of the type of improvement or improvements;
- (d) if there is—
  - (i) one class assigned to the improvement or improvements, an indication of that class; and
  - (ii) more than one class assigned to the improvement or improvements, an indication of the improvements in each class and the portion of the value attributable to the improvements in each class;
- (e) the total value of the improvement or improvements and, if more than one class is assigned, the total value of the improvements in each class;

- (f) if any improvement is exempt from taxation, a notation of that fact, the basis of the exemption and an indication of the improvement or improvements that are exempt;
- (g) any other information considered appropriate by the Senior Valuation Officer.

**Person to be enrolled on valuation roll**

**20.** Subject to this section, an improvement liable to valuation in Column 1 is to be enrolled in the name of the person set out opposite in Column 2—

Column 1	Column 2
<b>IMPROVEMENTS LIABLE TO VALUATION</b>	<b>ENROLLED PERSON</b>
(a) An improvement on a parcel of land, unless otherwise dealt with in this table	The registered owner of the parcel of land
(b) An improvement on a parcel of land held— <ul style="list-style-type: none"> <li>(i) under a lease from the Crown or a government agency, whether or not the lessee is an alien land holder, or</li> <li>(ii) by an alien land holder under a lease from a person, other than the Crown or a government agency</li> </ul>	The proprietor under the Registered Land Act of the leasehold in the parcel or part of the parcel of land
(c) A separately-owned immoveable improvement	The person who owns the separately-owned immoveable improvement

**Contents of certificate of valuation**

**21.** A certificate of valuation shall show the following in relation to an improvement that is liable to valuation—

- (a) the same information required to be shown on the valuation roll in relation to the improvement;
- (b) the date of the valuation;
- (c) any other information considered appropriate by the Senior Valuation Officer.

**Certificates of valuation for Crown land to be retained**

**22.** Notwithstanding anything in this Act, except in the case of a certificate of value for improvements to a parcel of land, the registered owner of which is the Crown or a government agency and which is held under a lease by a person referred to in section 11(1), a certificate of

valuation in relation to improvements on a parcel land the registered owner of which is the Crown or a government agency shall not be sent but shall be retained by the Senior Valuation Officer.

## **Division 2**

### *General Valuation and Annual Valuation Roll*

#### **Definition**

**23.** In this Part, “business hours” means hours when Government offices are open for business.

#### **Order for general valuation and preparation of draft valuation roll**

- 24.** (1) The Minister may by regulation—
- (a) order that a general valuation of improvements be done and that a draft valuation roll be prepared; and
  - (b) provide for any other matter in relation to paragraph (a) that appears appropriate to the Minister.
- (2) When he or she makes a regulation under subsection (1), the Minister shall—
- (a) establish the reference date of the general valuation, and
  - (b) specify the financial year for which the first annual valuation roll is to be prepared.
- (3) When, in the opinion of the Minister, the resources for doing a general valuation are insufficient to complete the valuation within the period anticipated, the Minister may by regulation designate improvements that are exempt from taxation whose valuation is to be postponed.
- (4) When he or she makes a regulation under subsection (3), the Minister shall—
- (a) specify the date by which the designated improvements are to be valued and the financial year of the annual valuation roll to which the designated improvements are to be added; or
  - (b) establish types of designated improvements and specify the date by which each type of designated improvement is to be valued and the financial year of the annual valuation roll to which that type is to be added.
- (5) A type of designated improvements may be established on the basis of the location of the parcel of land where the improvements are located, the ownership of the improvement or any other characteristic.

#### **Preparation of draft valuation roll**

**25.** After a regulation is made under section 24(1), the Senior Valuation Officer shall do a general valuation and prepare a draft valuation roll in accordance with this Act.



**Notice of publication of draft valuation roll**

**26.** (1) The Senior Valuation Officer shall, not later than November 30 of the year preceding the financial year for which the valuation roll is to be prepared as specified in the regulations under section 24(1), cause to be published in at least one issue of a newspaper having general circulation in Anguilla and in the *Gazette*, a notice to the effect that—

- (a) a general valuation of improvements in Anguilla has been done for [*specifying the financial year for which it is done*] and that the reference date for that general valuation is [*specifying the date*];
- (b) the draft valuation roll prepared in connection with the general valuation is available for inspection during business hours at the Inland Revenue Department; and
- (c) an objection may be made about any information on the draft valuation roll in relation to any improvement, in the form and manner and within the time provided under the Act.

(2) The Senior Valuation officer may include other information in a notice referred to in subsection (1) that he or she considers appropriate.

(3) The Senior Valuation Officer may publish the notice referred to in subsection (1) in any other manner that he or she considers appropriate.

**Publication of draft valuation roll**

**27.** (1) The Senior Valuation Officer, not later than the date of publication of the notice referred to in section 26(1), shall—

- (a) make the draft valuation roll available for inspection during business hours at the Inland Revenue Department; and
- (b) continue to make the draft valuation roll available for inspection in accordance with paragraph (a) until the valuation roll certified under section 31 is made available under section 33.

(2) The Senior Valuation Officer may publish the draft valuation roll in any other manner he or she considers appropriate.

**Certificates of valuation in reference to draft valuation roll to be sent**

**28.** The Senior Valuation Officer shall—

- (a) prepare a certificate of valuation in relation to improvements to each parcel of land shown on the draft valuation roll; and
- (b) not later than the date of publication of the notice referred to in section 26(1), send the certificate of valuation to each enrolled person to be shown on the certificate of valuation as provided by the regulations.

**Effect of sending certificate of valuation**

**29.** A certificate of valuation that is sent as provided under this Act is deemed to be actual notice of its contents to the persons to whom it is addressed.

**Amendments of draft valuation roll on initiative of valuation officer during revision period**

**30.** (1) If during the revision period, it is discovered that—

- (a) there is an error or misdescription in, or omission of, any information required by section 19 to be shown on the draft valuation roll in relation to any improvement; or
- (b) the draft valuation roll, or any information contained on the draft valuation roll in relation to any improvement, is not up to date;

a valuation officer shall, on his or her own initiative, without delay after the discovery—

- (c) amend the draft valuation roll—
  - (i) to correct the error or misdescription or to supply the omission, or
  - (ii) to update the draft valuation roll, or information contained on the draft valuation roll, in relation to the improvement; and
- (d) prepare a certificate of valuation in relation to the amendment and send it to the person enrolled or who ought to be enrolled in relation to the improvement.

(2) Information referred to in paragraph (1)(b) includes, without limitation—

- (a) information in the Land Registry in reference to any improvement or a person enrolled or who ought to be enrolled in relation to it;
- (b) the classification of any improvement;
- (c) the application of an exemption; and
- (d) the person enrolled or to be enrolled and the status of any enrolled person as an alien land holder.

**Revision and certification of valuation roll**

**31.** The Senior Valuation Officer shall revise the draft valuation roll and, not later than December 31 following the publication of the draft valuation roll, shall certify the valuation roll.

**Notice of publication of certified valuation roll**

**32.** (1) The Senior Valuation Officer shall, without delay after the date of certification of the valuation roll referred to in section 31, cause to be published in at least one issue of a newspaper having general circulation in Anguilla and in the *Gazette*, a notice to the effect that—

- (a) the valuation roll prepared for [*specifying the financial year for which it has been prepared*] has been certified by the Senior Valuation Officer;

(b) the valuation roll is available for inspection during business hours at the Inland Revenue Department.

(2) The Senior Valuation Officer may include other information in a notice referred to in subsection (1) that he or she considers appropriate.

(3) The Senior Valuation Officer may publish the notice referred to in subsection (1) in any other manner that he or she considers appropriate.

#### **Publication of certified valuation roll following revision**

**33.** (1) Not later than the date of publication of the notice under section 32(1), the Senior Valuation Officer shall—

(a) make the valuation roll referred to in section 31 available for inspection during business hours at the Inland Revenue Department; and

(b) continue to make the valuation roll available for inspection in accordance with paragraph (a) until the valuation roll for the next following financial year is made available.

(2) The Senior Valuation Officer may publish the valuation roll referred to in section 31 in any other manner he or she considers appropriate.

#### **Application to subsequent periods of valuations on certified valuation roll**

**34.** Except to the extent that valuations on the valuation roll referred to in section 31 may be amended from time to time under this Act, the valuations of improvements on that valuation roll apply thereafter until December 31 immediately preceding the financial year specified by regulation under section 24 as the year for which the next general valuation is to be done and a draft valuation roll is to be prepared.

#### **Preparation of annual valuation roll**

**35.** (1) The Senior Valuation Officer shall, not later than December 31 of the preceding financial year, prepare an annual valuation roll for the financial year.

(2) An annual valuation roll prepared under this section shall indicate the financial year for which it is prepared.

#### **Treatment on draft valuation roll and annual valuation roll of unconcluded proceedings**

**36.** (1) When proceedings under Part 5 in relation to a certificate of value issued in a revision period are commenced in the period but are not final by the date of certification of the roll under section 31 and consequently the final value cannot be reflected on that valuation roll, the certified valuation roll for that financial year shall reflect the step in the proceedings reached by each objector as at the date of certification of the roll.

(2) When proceedings under Part 5 in relation to a certificate of value issued other than in a revision period are taken but are not final by December 31 of that financial year and consequently the final value cannot be reflected on the annual valuation roll published under section 35 for the next following financial year, the annual valuation roll for that financial year shall reflect the step in the proceedings reached by each objector as at December 31.

**Publication of annual valuation roll**

- 37.** (1) The Senior Valuation Officer shall, without delay after the start of a financial year—
- (a) make the annual valuation roll referred to in section 35 available for inspection during business hours at the Inland Revenue Department; and
  - (b) continue to make the valuation roll available for inspection in accordance with paragraph (a) until the valuation roll for the next following financial year is made available.
- (2) The Senior Valuation Officer may publish the annual valuation roll in any other manner he or she considers appropriate.

**Division 3***Amendment of Valuation Roll Outside of Revision Period***Correcting errors, etc. in and updating valuation roll**

- 38.** (1) Subject to section 39, if at any time other than during a revision period it is discovered that—
- (a) there is an error or misdescription in, or omission of, any information required by section 19 to be shown on the valuation roll in relation to an improvement; or
  - (b) the valuation roll or any information contained on the valuation roll in relation to an improvement is not up to date;
- a valuation officer shall, on his or her own initiative or on application by a person who is enrolled or who ought to be enrolled in relation to an improvement, without delay after the discovery—
- (c) amend the valuation roll—
    - (i) to correct the error or misdescription or to supply the omission, or
    - (ii) to update the valuation roll, or information contained on the valuation roll, in relation to the improvement; and
  - (d) prepare and send a certificate of valuation to the person enrolled or who ought to be enrolled in relation to the improvement.
- (2) Information referred to in paragraph (1)(b) includes, without limitation—
- (a) information in the Land Registry in reference to any improvement or a person enrolled or who ought to be enrolled in relation to it;
  - (b) the classification of any improvement;
  - (c) the application of an exemption; and
  - (d) the person enrolled or to be enrolled.

(3) An amendment under subsection (1) to a valuation roll with respect for a financial year that affects the value of an improvement is not effective in that year except when otherwise provided in the regulations.

#### **Amendments to valuation roll affecting value of improvements**

**39.** No amendment to a valuation roll under section 38 that affects the value of an improvement shall be made by a valuation officer except when—

- (a) the improvement is not on the valuation roll;
- (b) the value of the improvement has changed by reason of the fact that a valuation of the improvement is required to be prepared under section 7(2) because the improvement is, or is capable of being, occupied or used for a purpose other than construction;
- (c) the value of an improvement has been reduced by reason of damage to the improvement that renders the improvement, or part of the improvement, unfit for use or occupancy,
- (d) the value of an improvement has changed by reason of the fact that the improvement or part of the improvement referred to in paragraph (c) has been repaired or reconstructed and is, or is capable of being, occupied or used for a purpose other than repair or reconstruction;
- (e) the class of an improvement, or part of an improvement, has changed or, in the case of an improvement to which more than one class of improvements was assigned, the portion of the valuation attributable to a class of improvement has changed;
- (f) an improvement, or part of an improvement, has ceased to be or has become exempt; or
- (g) permitted by regulation.

### PART 5

## OBJECTIONS AND REVIEW OF OBJECTIONS

### Division 1

#### *General Provisions*

#### **Effect of objection and review proceedings on obligation to pay taxes**

**40.** The fact that an objection has been made and is under review under Division 2 or 3 does not relieve any person from the obligation to pay—

- (a) any tax owing in relation to any improvement when it is payable pursuant to a demand notice; or
- (b) any interest or penalty imposed in relation to the tax.

**Objector may act by agent**

41. In any proceeding under Divisions 2 or 3, an agent duly authorised in writing by an objector may act on behalf of the objector.

**Right to continue proceedings**

42. A person who becomes an enrolled person in relation to any improvement when an objection in relation to the improvement is under review under Division 2 or 3 may become a party to any proceedings started by a person who was previously an enrolled person.

**Changes reflecting proceedings to be made to valuation roll**

43. The Senior Valuation Officer shall ensure that any amendment to a valuation roll is made that is necessary to reflect the resolution of an objection under Division 2 or a decision of the Board under Division 3 and shall prepare a certificate of valuation reflecting the amendment and send it to the objector.

**Division 2***Commencement and Administrative Resolution of Objections***Objections**

44. (1) A person wishing to make an objection shall do so in accordance with this section.

(2) The objection shall be on the form approved by the Senior Valuation Officer and shall be signed by the objector.

(3) A person may make an objection about an improvement only if the person is or ought to be an enrolled person in relation to the improvement.

(4) If the objection is in relation to a certificate of valuation under section 28 or 30, the objection may be about any information shown on the certificate of valuation in relation to the improvement.

(5) If an objection is in relation to a certificate of valuation under section 38, the objection may only be about any information that has been amended since the previous certificate.

(6) Where a certificate of valuation has been the subject of an objection which has been resolved, there shall be no right to object to that certificate of valuation in relation to the objection which has been resolved.

(7) There is no right to make an objection about any tax rate or the amount of tax.

(8) An objection shall state each ground of objection on which the objector relies and may indicate the amendment that is desired.

(9) The objection shall include the mailing address and telephone number of the objector.

**When objection to be filed**

45. An objection shall be filed with the Senior Valuation Officer not later than 30 days after the day a certificate of valuation is sent.

**Register of objections**

**46.** The Senior Valuation Officer shall maintain an up-to-date register of objections containing such information as the Comptroller may direct.

**Administrative resolution of objections**

**47.** (1) After an objection is filed under section 45, a valuation officer shall—

- (a) without delay review the objection; and
- (b) not later than 45 days after the expiry of the period for filing objections under section 45, endeavour to resolve the grounds of objection with the objector.

(2) An objection that is withdrawn in writing signed by the complainant is deemed to have been resolved.

(3) Unless it is withdrawn, an objection that is received after the time required in section 45 is deemed to be unresolved.

(4) An objection or ground of objection is resolved when the objector and a valuation officer sign a statement indicating that the objection or ground of objection is resolved.

(5) When an objection or ground of objection is not resolved within 45 days after the expiry of the period for filing objections under section 45, the objection or ground of objection is deemed to be unresolved.

(6) When all the objector's grounds of objection are resolved, the valuation officer shall without delay—

- (a) make a written record of the resolution of each ground of objection; and
- (b) send notice to the objector that the objection has been resolved.

(7) When some grounds of objection are resolved and others are unresolved, the valuation officer shall without delay—

- (a) make a written record of the resolution of those grounds of objection that are resolved and the grounds of objection that are unresolved; and
- (b) send notice to the objector of those grounds of objection that were resolved and those that were unresolved.

(8) When none of the grounds of objection is resolved, the valuation officer shall without delay—

- (a) make a record of that fact; and
- (b) send notice to the objector that the grounds of objection are unresolved.

(9) A valuation officer shall not amend any valuation that is fair and equitable, taking into consideration valuations of similar improvements.

**Division 3***Review by Valuation Review Board of Unresolved Objections***Definition of “unresolved objection”**

**48.** In this Division, “unresolved objection” means an objection under which any or all of the grounds of objection are unresolved under Division 2.

**Valuation Review Board established**

**49.** (1) There is established the Valuation Review Board.

(2) Schedule 2 has effect with respect to the constitution, procedures, powers and duties of the Board.

**Immunity**

**50.** Neither the Board nor any member of the Board is personally liable for anything done or omitted to be done in good faith in the exercise or purported exercise of a power, duty or function under this Act.

**Procedure for unresolved objections during revision period**

**51.** In the case of unresolved objections in relation to certificates of valuation under section 28 or 30, the Senior Valuation Officer shall, without delay after the period for resolving objections under section 47 has expired, refer the objections to the Board together with a copy of—

- (a) the record referred to in section 47(7)(a) or 47(8)(a) in relation to the objections; and
- (b) the draft valuation roll.

**Procedure for unresolved objections outside revision period**

**52.** In the case of an unresolved objection in relation to a certificate of valuation sent to an enrolled person under section 38, the Senior Valuation Officer shall, without delay after the period for resolving the objection under section 47 has expired, refer the objection to the Board together with a copy of—

- (a) the record referred to in section 47(7)(a) or 47(8)(a) in relation to the objection; and
- (b) the valuation roll in relation to which the objection was made.

## PART 6

## EXEMPTIONS FROM TAXATION AND REDUCTION OF TAX

**General exemptions**

**53.** (1) The following are exempt from taxation—

- (a) subject to section 11, an improvement on a parcel of land in the name of the Crown as registered owner;



- (b) subject to section 11, an improvement on a parcel of land in the name of a government agency as registered owner;
- (c) an improvement on land in the name of a religious body as registered owner if the improvement—
  - (i) is any building used chiefly as a place for divine service, religious worship, religious education or related religious activities,
  - (ii) is used chiefly in connection with a building referred to in subparagraph (i), or
  - (iii) is used, or is intended to be used, chiefly as a residence for a member of the clergy of the religious body who officiates at religious worship referred to in subparagraph (i) and his family, if any, and includes any garage or other improvements to the land used, or intended to be used, in connection with the residence;
- (d) an improvement on land in the name of the Anguilla National Trust as registered owner or as lessee;
- (e) an improvement on land licensed as a private burial ground under the Private Burial Grounds Act and used chiefly for or in connection with burial purposes;
- (f) an improvement on land declared to be a public cemetery under the Cemeteries Act and used chiefly for or in connection with burial purposes;
- (g) an improvement on land in the name of a body established for charitable purposes as registered owner and used chiefly for those purposes;
- (h) an improvement on land registered in the name of a private school or assisted private school as defined in section 12(3) or 12(4) of the Education Act as designated or redesignated or classified or reclassified by the Minister responsible for education under section 13 of that Act and used chiefly for its purposes as a private school or assisted private school;
- (i) an improvement on land subject to a conservation easement or conservation restriction agreement or that is in a protected area under the Biodiversity and Heritage Conservation Act;
- (j) an improvement on land—
  - (i) of which a non-profit company incorporated under the Companies Act is registered owner,
  - (ii) which is used chiefly for the purposes for which it was incorporated, and
  - (iii) which is approved in accordance with the regulations.

(2) For the purposes of paragraph (1)(g), charitable purposes are those that are within the spirit and intendment of the Preamble to the Charitable Uses Act (1601) (otherwise known as the

Statute of Elizabeth), or those analogous to those purposes as determined by the Courts of the United Kingdom or by the Eastern Caribbean Supreme Court.

### **Reduction of taxable value**

**54.** (1) Subject to subsection (2), the taxable value of improvements on a parcel of land or a prescribed class or classes of improvements on a parcel of land is reduced in any financial year by the amount prescribed.

(2) A regulation made under subsection (1) is not valid until it is approved by resolution of the House of Assembly.

### **Duty to report certain facts regarding exemption**

**55.** (1) A person enrolled or who ought to be enrolled in relation to an improvement on a parcel of land who has reason to believe that—

- (a) an improvement is not exempt;
- (b) an improvement has ceased to be exempt; or
- (c) the application of an exemption has changed so that less tax is payable than would otherwise have to be paid;

shall notify the Senior Valuation Officer in writing of that belief and provide his or her name, address and telephone number and information reasonably sufficient to identify the improvement and the parcel of land.

(2) A person who contravenes subsection (1) is liable on summary conviction to a fine not exceeding \$5,000 together with the tax that would otherwise have been paid in relation to the improvement.

## PART 7

### TAXATION OF IMPROVEMENTS AND RECOVERY OF TAX

#### **Division 1**

#### *Interpretation*

### **Interpretation**

**56.** (1) In this Part—

“tax arrears” means tax under this Part that remains unpaid after it is due;

“taxable improvement” means any improvement liable to valuation other than an improvement that is exempt from taxation under Part 6.

(2) Any interest imposed on tax arrears under section 11 of the Inland Revenue Department Act and any penalty imposed under section 67 of this Act are deemed to be part of the tax in relation to which they are imposed.

(3) Tax arrears, interest and penalties under this Act include tax arrears, interest and penalties that remain unpaid under the Valuation and Rating Act (now repealed) and the Villa Rental Business Regulation Act (now repealed).

## **Division 2**

### *Imposition of Tax*

#### **Persons liable as taxpayers**

**57.** (1) The person liable as taxpayer to pay tax imposed on an improvement on a parcel of land in a financial year is—

- (a) the enrolled person in relation to the improvement for that financial year; or
- (b) any person who subsequently becomes the enrolled person in relation to the improvement for that financial year.

(2) When two or more persons are liable as taxpayers in relation to an improvement, their liability is joint and several.

(3) Any person liable as a taxpayer for the purposes of subsection 1 shall pay the tax imposed under this Act.

#### **Tax deemed to be imposed on January 1**

**58.** (1) Tax in a financial year is deemed to have been imposed on January 1 of that year subject to subsection 2.

(2) The Minister may make regulations which provide for the imposition of the tax at a date after the first general valuation of improvements under this Act.

#### **Tax rates**

**59.** (1) Subject to subsection (4), the Minister may make regulations establishing the tax rates payable in relation to improvements or classes of improvements that are taxable in a financial year.

(2) A regulation under subsection (1) may provide that different tax rates are payable in relation to improvements or classes of improvements.

(3) The tax rates established by regulation under subsection (1) apply from financial year to financial year until they are changed by regulation made in accordance with that subsection.

(4) A regulation made under subsection (1) is not valid until it is approved by resolution of the House of Assembly.

#### **Phasing in of tax increases or decreases**

**60.** (1) Subject to subsection (2), The Minister may, by regulation, provide for the phasing in of a tax increase or decrease.

(2) A regulation made under subsection (1) is not valid until it is approved by resolution of the House of Assembly.

**Division 3***Demand Notices***Contents of demand notice**

- 61.** (1) A demand notice shall show the following—
- (a) the information shown on the certificate of valuation that the Comptroller considers necessary to calculate the tax on taxable improvements; and
  - (b) any other information considered appropriate by the Comptroller.
- (2) A demand notice may be combined with a certificate of valuation.

**Issue of demand notices**

- 62.** The Comptroller shall for each financial year—
- (a) prepare demand notices for all taxable improvements on parcels of land shown on the annual valuation roll for that financial year; and
  - (b) as soon as reasonably possible after the beginning of the financial year, send the demand notices to taxpayers.

**Amendment of demand notice**

- 63.** When the valuation roll for a financial year is amended and the amendment affects a demand notice already sent, the Comptroller shall prepare and send a demand notice to the taxpayer reflecting the amendment.

**Division 4***Payment of Tax***When tax is payable**

- 64.** (1) Subject to subsections (2) and (3), tax in a financial year is payable in two equal half-yearly instalments, the first on or before June 1 and the second being the remainder on or before December 1 of that year.
- (2) When a taxpayer has made an agreement to pay taxes by instalments pursuant to a regulation under section 66, the date of payment of the taxes is determined by the agreement.
- (3) When the collection of taxes is deferred by regulation or agreement under section 68, the taxes are payable in accordance with the regulations or the agreement.

**Incentives for early payment**

- 65.** The Minister may by regulation provide incentives for payment of taxes by the date or dates set out in the regulations.

**Instalment payments**

- 66.** (1) The Minister may by regulation permit taxes to be paid by instalments, at the option of the taxpayer and, in doing so may, without limitation do any one or more of the following—

- (a) determine eligibility to pay tax by instalments;
- (b) impose an administrative fee;
- (c) require that interest at the rate not higher than the one set out in section 11 of the Inland Revenue Department Act, or such other rate as may be specified for the purposes of this section, be paid on tax remaining unpaid;
- (d) specify how to calculate the amount of each instalment and when each is to be paid;
- (e) provide for early payment;
- (f) determine what constitutes default and specify the consequences of default, which may include a penalty or an administrative fee payable on default.

(2) A person who wishes to pay taxes by instalments shall make an agreement with the Government as represented by the Comptroller authorizing that method of payment.

(3) An agreement under subsection (2) shall state—

- (a) the amount and due dates of the instalments to be paid in the remainder of the year; and
- (b) what happens if an instalment is not paid.

(4) The agreement may provide for payment by a series of post-dated cheques or other prescribed means.

### **Penalty for late payment and interest on tax remaining unpaid**

**67.** The Minister may by regulation impose—

(1) penalties at a rate of up to 5% set out in the regulation if the tax remains unpaid after the due date or such later date as is specified in the regulations; and

(2) interest at a rate not higher than the one set out in section 11 of the Inland Revenue Department Act on tax arrears remaining unpaid.

### **Deferral of tax**

**68.** (1) With the approval of Executive Council, the Minister—

- (a) may by regulation defer the collection of a tax generally or with respect to a class of taxpayers or potential taxpayers in relation to taxable improvements; or
- (b) may authorise the Comptroller, as representative of the Crown, to enter into an agreement with a taxpayer to defer the collection of tax with respect to a particular taxable improvement.

(2) A regulation or agreement may impose such conditions, including the accrual of interest or penalties or both, as seem appropriate to the Minister.

(3) No collection of tax shall be deferred for more than 3 years following the year in which it is due and payable.

## **Division 5**

### *Recovery of Tax*

#### **Interpretation**

**69.** This Division is in addition to any other rights of recovery of tax under the Inland Revenue Department Act or any other Act or at common law.

#### **Crown's right of first lien on property**

**70.** (1) Property tax due under this Act shall, until paid, be a first charge on the property in respect of which such tax is due and payable and such charge shall be prior and preferable to all other liens and demands affecting the property.

(2) Subject to subsection (1), in all cases in which any property which is liable/subject to property tax shall be or shall have been levied on by the Comptroller under any execution, the amount of any property tax due in respect of such property and future property tax which may accrue or be levied and become payable in respect thereof during any time such property shall remain unsold in the office of the said Comptroller shall be a charge on the same prior and preferable to all liens and demands affecting the same; and when such property shall be sold by the Comptroller the amount of property tax shall be paid out of the proceeds of the sale thereof prior and in preference to any mortgages, judgements, executions or other liens against the property so sold.

#### **Crown's right of lien on land**

**71.** (1) Subject to subsection (2), tax imposed on an improvement is a first charge without registration under the Registered Land Act on the freehold in the parcel of land where the improvement is located.

(2) Tax imposed in relation to improvements on a leasehold is a first charge without registration under the Registered Land Act on the leasehold.

#### **Recovery of tax against whole parcel of land when improvements are partly exempt and partly taxable**

**72.** When an improvement on a parcel of land is exempt from taxation and another improvement on the parcel of land is taxable, the tax imposed on the taxable improvement is recoverable under the lien against the entire parcel of land.

#### **Recovery of tax against improvement that straddles property line**

**73.** When improvements that are taxable straddle the property line of two or more parcels of land, the tax imposed is recoverable under the lien against all the parcels of land.

#### **Recovery of tax against separately-owned immovable improvement**

**74.** When a separately-owned immovable improvement is located on a parcel of land, the tax that is imposed on the separately-owned immovable improvement is recoverable under the lien against the entire parcel of land.

**Crown's lien on insurance proceeds**

**75.** Tax on an improvement is a first charge on any money payable under an insurance policy for accidental loss or damage to the improvement by fire or any other cause.

**Comptroller may execute release**

**76.** Upon payment in full of tax, interest and any penalty due, the Comptroller may, on behalf of the Crown, execute a release of liability in relation to a lien under section 70, 71 or 75.

## PART 8

## MISCELLANEOUS

**Regulations**

**77.** The Minister may make regulations for the better carrying out of this Act, including, without limitation, regulations—

- (a) prescribing anything that may be prescribed under this Act;
- (b) defining or determining the meaning of the word “send” for any of the purposes of this Act and providing for when something sent is deemed to have been received and for what is to be done when the address of a person is unknown;
- (c) respecting the basis for valuing improvements and for the preparation of the valuations including the effect on the value of improvements of location, interests (such as easements benefiting or burdening land on which improvements are located) and other considerations;
- (d) respecting the sufficiency for the purposes of this Act of a valuation roll or a certificate of valuation when not all enrolled persons can be shown;
- (e) varying the provisions of this Act to the extent considered necessary or advisable by the Minister to facilitate the automation of this Act;
- (f) respecting the ethical standards to be observed by valuation officers in relation to doing valuations, resolving objections and the exercise of other powers and the performance of other duties;
- (g) respecting the review and amendment of information on valuation rolls in relation to improvements on parcels of land owned by the Crown or a government agency;
- (h) otherwise providing, for the purposes of section 38(3), that a particular type of amendment is effective in the financial year in which it is made;
- (i) permitting amendments to valuation rolls for the purposes of section 39(g);
- (j) respecting approvals for the purposes of section 53(1)(j) including, without limitation, applications for approval, the establishment of an authority to consider and determine applications and its procedures and providing for an appeal of a decision of the authority;
- (k) amending, repealing or replacing Schedule 1 or 2;

- (l) when an act that is one of a series of acts is to be done not later than a specified date, and it is not done or cannot reasonably be done by that date, providing that the act and any one or more of the series of acts can be done at a later date or dates and making such modifications of the provisions of this Act as are necessary to accommodate any change in a date or dates;
- (m) providing, in relation to the first general valuation of improvements under this Act, for such modifications of the provisions of this Act as, in the opinion of the Minister, are necessary or advisable to complete the valuation, establish a revision period, permit objections, certify the draft valuation roll and issue demand notices within a shorter time frame than is provided by this Act together with such consequential changes as are necessary to give effect to the modifications and, where the Minister considers that hardship may result or has resulted, may provide for the extension of time to object, even when the time for doing so has expired;
- (n) defining or determining the meaning of any term used but not defined in this Act, for any of the purposes of this Act;
- (o) further defining a term used in this Act;
- (p) providing for any matter that, in the opinion of the Minister, is not dealt with or not sufficiently dealt with by this Act.

### **Obstruction**

**78.** A person who obstructs, molests, hinders, interferes with or impedes a person in the exercise of a power conferred or the performance of a duty imposed on him or her by or under this Act commits an offence and is liable on summary conviction to a fine of \$10,000

### **Limitation period**

**79.** A prosecution for an offence under this Act may be commenced within 4 years from the date of the contravention but not afterwards.

### **Validity of valuations, valuation rolls, certificates of valuation and demand notices, etc.**

**80.** The fact that—

- (a) any information shown on a valuation roll, a certificate of valuation or demand notice contains an error, misdescription or omission or is otherwise incorrect; or
- (b) a valuation officer or other public officer fails to perform any duty assigned to him or her or fails to perform it within the time required;

does not invalidate the valuation, the valuation roll, certificate of valuation, or demand notice or affect the liability of a person to pay tax in relation to improvements when required under this Act.

### **Citation**

**81.** This Act may be cited as the Property Tax Act, 2015.



**Coming into force**

**82.** This Act or any provision of this Act comes into force on the day appointed by the Governor by notice published in the *Gazette*.

**Repeal of Valuation and Rating Act R.S.A. c. V5 and regulations and Villa Rental Business Regulation Act R.S.A. c. V30**

**83.** (1) The Valuation and Rating Act, R.S.A. c. V5, the Valuation Regulations, R.R.A. c. V5-2 and the Rating Order, R.R.A. c. V5-3, are repealed.

(2) The Villa Rental Business Regulation Act, R.S.A. c. V30 is repealed.

**Transitional regulations**

**84.** The Minister may make regulations providing for any transitional matter arising as a consequence of the repeal of the Valuation and Rating Act, R.S.A. c. V5, the Valuation Regulations, R.R.A. c. V5-2, the Rating Order, R.R.A. c. V5-3 and the Villa Rental Business Regulation Act, R.S.A. c. V30 and the coming into force of this Act.

**Consequential Amendments**

**85.** The definition of “tax Act” in section 1 of the Inland Revenue Department Act R.S.A. c. I30 is amended—

(a) by adding the following paragraph after paragraph (f)—

“(ff) the Property Tax Act, 2015;” and

(b) by repealing paragraph (k).

Leroy C. Rogers  
*Speaker*

Passed by the House of Assembly this        day of        , 2015

Lenox J. Proctor  
*Clerk of the House of Assembly*

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**SCHEDULE 1**

(Section 7(1))

**IMPROVEMENTS FOR WHICH NO VALUATION IS TO BE PREPARED**

1. Improvements that constitute a system intended for or used in the transmission, emission or reception of cable television or telecommunications, but not including—
  - (a) cables, structures and other equipment installed in and owned by the owner of a building to which cable television or telecommunications services are being supplied; or
  - (b) buildings associated with the system.
2. Improvements that constitute a system intended for or used in the generation, transmission, distribution or sale of electricity, but not including—
  - (a) cables, structures and other equipment installed in an improvement or on a parcel of land owned by the owner of the improvement or parcel of land to which electricity is being supplied; or
  - (b) buildings associated with the system.
3. Improvements that constitute a system for the supply, distribution or sale of piped water that are owned by the Water Corporation of Anguilla but not including piping, metres, equipment and other improvements installed in an improvement or on a parcel of land owned by a person to whom the piped water is being supplied.
4. Improvements that constitute an airport or seaport owned by the Crown or a government agency including improvements used or intended to be used in the operation of the airport or seaport but not including improvements held under a lease referred to in section 11.
5. Improvements that consist of storm water drains, retaining walls, sewer or water pipes and other similar works owned by the Crown or a government agency that are on land other than land owned by the Crown or a government agency.
6. An improvement to land that—
  - (a) constitutes a public road within the meaning of the Roads Act;
  - (b) is burdened by an easement granting a right of way; or
  - (c) constitutes a highway established at common law.

**SCHEDULE 2**

(Section 49(1))

**CONSTITUTION, PROCEDURES, POWERS AND DUTIES  
OF THE VALUATION REVIEW BOARD**

## INTERPRETATION

**Definitions**

1. In this Schedule—

“Chairperson” means the Chairperson designated under section 3(2);

“member” means a member of the Board appointed under section 3(1).

**Application of Interpretation and General Clauses Act R.S.A. c. I25**

2. Except where a contrary intention appears in this Schedule and without limiting the application of the Interpretation and General Clauses Act, the following provisions of that Act apply to this Schedule—

- (a) sections 31 (construction of provisions as to exercise of powers and duties);
- (b) section 32 (power to appoint includes power to remove, etc.);
- (c) section 37 (effect of vacancy in membership of board, defect of qualification, etc.).

## CONSTITUTION

**Constitution of Valuation Review Board**

3. (1) The Valuation Review Board shall consist of at least 5 members appointed by the Minister for a term not exceeding 2 years, at least one of whom shall be an attorney, judge or magistrate or former attorney, judge or magistrate.

(2) The Minister shall designate a Chairperson of the Board who shall be an attorney, judge or magistrate or former attorney, judge or magistrate.

(3) The Minister shall, in appointing a member who is not an attorney, judge, magistrate or former attorney, judge or magistrate, appoint a person with knowledge of architecture, construction, engineering, property valuation or surveying.

(4) No public officer, other than a magistrate, is eligible to be appointed as a member.

(5) A person is disqualified from being appointed and from remaining a member if he or she—

- (a) is under the age of 18 years;
- (b) is or becomes a member of the House of Assembly; or
- (c) is or becomes bankrupt.

(6) A member may resign by giving written notice to the Minister and the resignation is effective on receipt of the notice by the Minister or the date specified in the notice, whichever is later.

**Board may convene panels**

4. (1) The Board may—
- (a) convene a panel of 3 members to conduct the hearing of a review; and
  - (b) designate a member who is an attorney, judge or magistrate or a former attorney, judge or magistrate to chair the panel.
- (2) When a panel is convened—
- (a) the panel has all the powers of the Board and is subject to the same duties to which the Board is subject; and
  - (b) a reference in this Schedule to the Board or the Chairperson is to be read as a reference to the panel and to its chairperson.

**Remuneration and expenses**

5. (1) The Chairperson and each of the other members, other than a magistrate or judge, shall be paid the remuneration specified by the Minister.
- (2) Members shall be paid such reasonable expenses incurred in the exercise of their powers or the discharge of their duties as the Minister approves.

**Quorum**

6. A majority of the members constitutes a quorum of the Board.

**Decision of Board**

7. A decision of a majority of the members of the Board is the decision of the Board.

**Disqualification of member**

8. A member at a meeting who has a direct or indirect pecuniary interest in a matter is disqualified from participating in a hearing relating to that matter and shall—
- (a) declare his or her interest and withdraw from the meeting; and
  - (b) refrain from influencing a decision on the matter.

**Alternates**

9. Where any member—
- (a) is absent from Anguilla;
  - (b) is ill, or otherwise unable to discharge his functions; or
  - (c) has an interest in the case of a property under valuation,

the Minister may for the period of the absence, illness or other inability, or in relation to that particular case, as appropriate, appoint a person as an alternate in the place of the member who is absent, ill, unable to discharge or has an interest and the person appointed shall have the same knowledge as the member he is replacing.

## PROCEDURES, POWERS AND DUTIES

**Procedure for unresolved objections during revision periods**

- 10.** Without delay after receiving documents referred to in section 51 of the Act—
- (a) the Chairperson shall consult with the Senior Valuation Officer in relation to the hearing of the unresolved objections; and
  - (b) having regard to the number of unresolved objections, the time required to serve notice under section 11 on each of the objectors and any other considerations the Board considers relevant, the Board shall fix a time and place for the review of the unresolved objections.

**Procedure for unresolved objections outside revision period**

- 11.** Without delay after receiving documents referred to in section 52 of the Act, the Board shall fix a time and place for the review of the unresolved objections.

**Notice to Senior Valuation Officer and objector**

- 12.** (1) The Board shall, at least 10 days before the hearing of an objection, cause notice of the date, time and place of the hearing referred to in section 9 or 10 to be served on the senior valuation officer and each objector.
- (2) Notice to the Senior Valuation Officer is sufficiently served if it is handed to him or her or to a valuation officer at the Inland Revenue Department.
- (3) Notice to an objector is sufficiently served if it is sent by mail postage prepaid to the address of the objector provided on the objection and is deemed to have been received 5 days after it is sent.
- (4) Notice may be given to an objector in any other manner that the Board considers appropriate.

**Right to counsel**

- 13.** Every person who has an unresolved objection before the Board has the right to be represented by counsel.

**Evidence**

- 14.** (1) The Board is not bound by the rules of evidence applicable in court proceedings and has the power to determine the admissibility, relevance and weight of evidence.
- (2) The Board may require any person giving evidence before it to do so under oath.
- (3) The members of the Board are commissioners for oaths while acting in their official capacities.

**Notice to attend or produce**

- 15.** (1) When, in the opinion of the Board or the Chairperson—
- (a) the attendance of a person to give evidence is required; or
  - (b) the production of a document or thing is required;

the Board or the Chairperson may cause a notice to attend or a notice to attend and produce a document or thing to be served on the person in any manner in which a document compelling attendance or the production of documents may be served in accordance with the Eastern Caribbean Supreme Court Civil Procedure Rules or any other law.

(2) If a person fails or refuses to comply with a notice served under subsection (1), the Board or Chairperson may apply to the High Court and the High Court may issue a warrant requiring the attendance of the person or the attendance of the person to produce a document or thing.

(3) If a person refuses—

- (a) to give evidence in compliance with a notice under subsection (1);
- (b) to answer any questions pursuant to the notice; or
- (c) to produce any document or thing referred to in the notice;

the High Court may commit the person for contempt in accordance with the Eastern Caribbean Supreme Court Civil Procedure Rules or any other law.

#### **Chairperson to have casting vote**

**16.** In the event of a tie vote, the Chairperson may cast a second vote.

#### **Adjournment**

**17.** The Board may adjourn a matter and, when it does so, section 11 applies with necessary modifications unless, at the time of adjournment, the date, time and place of the adjourned hearing is fixed in the presence of the objector.

#### **Absence of objector from hearing**

**18.** When any person who is served with notice of the time and place for review does not attend, the Board may proceed to deal with the unresolved objection if the Board is satisfied that the person required to be notified was sent notice of it in accordance with section 11.

#### **Decision of the Board**

**19.** (1) The Board shall hear and decide any unresolved objections referred to it.

(2) The Board shall, if it determines the valuation of an improvement is fair and equitable, uphold the decision of the valuation officer.

(3) Where the Board does not find that the valuation of an improvement is fair and equitable, it may

- (a) direct the valuation officer to reassess the improvement and provided a new valuation; or
- (b) provide an alternate valuation.

(4) The Board shall, on request made at the time of the hearing, give written reasons for its decision.

#### **Copy of decision to be sent**

**20.** (1) The Board shall cause a copy of the Board's decision made in relation to an objection to be served on the Senior Valuation Officer and the objector.

(2) Sections 11(2), (3) and (4) apply to service of a copy of the decision under subsection (1).

**Appointment of secretary**

21. (1) The Minister shall appoint a public officer to act as secretary to the Board.
- (2) The secretary shall not be a public officer in the Department of Inland Revenue.

**Duties of secretary**

22. Under the direction of the Chairperson, the secretary shall do all things necessary to facilitate the work of the Board, including—

- (a) preparing the notices of hearing referred to in section 11(1) and serving them on the Senior Valuation Officer and the relevant objector in accordance with that section;
  - (b) making a record of each meeting of the Board setting out particulars of—
    - (i) the members in attendance,
    - (ii) the Chairperson,
    - (iii) any member who declares an interest under section 8 in relation to a matter and has withdrawn from the hearing in relation to it, and
    - (iv) each decision of the Board including a statement whether the decision was unanimous, and if a member dissented, the identity of that member, and whether the Chairperson cast a second vote;
  - (c) preparing a copy of each decision of the Board and serving it on the Senior Valuation Officer and the relevant objector; and
  - (d) maintaining the records in the place directed by the Minister.
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## OBJECTS AND REASONS

This Bill for the Property Tax Act (BPTA) is a comprehensive reform of the valuation and taxation of property in Anguilla. The following points should be noted:

- (1) The BPTA does not permit the taxation of land.
- (2) The BPTA replaces the existing but obsolete Valuation and Rating Act (VRA) and the Valuation Regulations, which calculates building values by taking external dimensions of buildings and multiplying them by a factor based on categories and its multiplier factor. The category is defined as a concatenation of condition and general quality of the building. The VRA takes no account of other factors which can affect the taxable value of improvements. As an example, a building on or near the beach may not be valued the same as a property away from the beach. Furthermore, The BPTA provides IRD with the flexibility to modernize and determine fair and equitable taxable values to buildings relatively to one another and including improvements such as pools and tennis courts.
- (3) The BPTA also repeals the Villa Rental Business Regulation Act (VRBRA), which is a combined property tax and licensing act, and replaces it with the property tax imposed under the BPTA, allowing IRD to value these buildings using the same methodology as all others. Currently, there are 2 distinct tax bases for these properties because these buildings are taxed under both regimes using a different predefined valuation methodology. The management of this Act and Revenue Type is very cumbersome and complex. The VRBRA does not cover villas or rented properties owned by non-aliens. Under the VRBRA aliens who own villas pay over and above the regular property tax, a second form of property tax or a special licence through the VRBRA. While the property of alien land holders and buildings used for vacation rental purposes will be valued on the same basis as all other property in Anguilla, the BPTA permits the government to apply a higher tax rate to those buildings..
- (4) The Bill also recognizes separately-owned immovable improvements (the most common example being the house and associated improvements built on family land by a family member who does not own the land) and provides for their valuation and taxation. The owner of each building is responsible for the property tax of their property whether they own the land or not.
- (5) The Bill enables mass appraisal of property, which is a modern and the chosen approach to valuing property for taxation purposes. Mass appraisal removes much of the subjectivity and guesswork out of valuing property.

### **Part 1 Interpretation and Application**

Clause 1 defines key terms used in the Act.

Clause 2 limits the application of the Act to improvements to land registered under the Registered Land Act.

### **Part 2 Administration**

This Part sets out the scheme of administration of the Act. The task of valuation, which is assigned to the Senior Valuation Officer and his or her staff of valuation officers, is separated from the collection of taxes, which is the task of the Comptroller. To ensure the Comptroller has complete authority, the Comptroller and Deputy Comptroller are *ex officio* valuation officers.

### **Part 3 Valuation**

Clause 7 provides for the valuation of all improvements, whether the improvements are subject to taxation or not. There are three exceptions, those improvements set out in Schedule 1 and those set out in subclauses 7(2) and 7(3) respectively. Subclause 7(2) excludes from valuation any



improvement (such as a new building or addition to a building) that is under construction until it is, or is capable of being, occupied or used for a purpose other than construction. Subclause 7(3) temporarily excludes from valuation any improvement designated in the regulations under clause 24(3), which provides that improvements that are exempt (such as those owned by the Crown or a government agency) can be postponed if it should happen that there are insufficient resources to complete a general valuation.

Clause 8 provides that all valuations are to be in accordance with the regulations on the reference date. The reference date is established by the Minister by regulation under clause 24(1).

Clause 9 provides that improvements shall be valued in relation to the parcel of land where they are located.

Clause 10 excludes the land component of a condominium from valuation.

Clause 11 provides that improvements on Crown land or land of a government agency that is leased to a person who pays rent or other valuable consideration are to be valued as if the lessee owned the freehold.

Clause 12 provides that, when the Crown or a government agency has an interest in private land, any improvement on that land is to be valued as if the Crown or Government agency did not have an interest.

Clause 13 provides that improvements on private land which is held under a lease by an alien land holder are to be valued as if he or she owned the freehold.

Clause 14 permits the Minister to establish classes of improvements, one of the purposes of which is to permit different tax rates to be imposed under clause 58 on different classes of improvements. In this way the Government will be able to determine how the burden of taxation will fall on various groups of taxpayers.

Clause 15 provides for the right of a valuation officer to enter onto property and inspect improvements and to exercise various rights in relation to the inspection.

Clause 16 enables a valuation officer to require a member of the public to furnish information and clause 17 enables the Senior Valuation Officer to require information from the head of any department of Government. These provisions will permit the Senior Valuation Officer to keep the information on the valuation roll up to date. For example, under clause 16 the Senior Valuation Officer could request particulars of the supply of piped water from the Water Corporation or particulars of electrical connections from Anglec so as to determine when a building was occupied or capable of occupation.

Clause 18 requires a valuation officer to show the information gathered on each building to the owner and provide a reasonable explanation on how the value was determined. In the event where the owner is not satisfied with the value or the explanation received, an objection can be lodged through the process defined in Part 5 of the BPTA.

#### **Part 4 Valuation Rolls and Certificates of Valuation**

##### *Division 1 Contents of Valuation Rolls and Certificates of Valuation*

Clause 19 enumerates the information required to be on the valuation roll.

Clause 20 sets out the person who is to be enrolled on the valuation roll in relation to various improvements that are liable to valuation.

Clause 21 sets out the contents of a certificate of valuation.

Clause 22 provides for the retention of most certificates of valuation of improvements on property owned by the Government or a government agency.

*Division 2 General Valuation and Annual Valuation Rolls*

Clause 23 sets out the definition of “business hours” for the purposes of Division 2 of Part 4.

Clause 24 provides for making general valuations from time to time. The Minister begins the process by ordering a general valuation of improvements in Anguilla to be done and a draft valuation roll to be prepared in accordance with Division 2 of Part 4. In doing so, the Minister must establish a reference date in relation to which all improvements will be valued and specify the financial year for which the valuation roll that is eventually produced is to be prepared. Special provisions in subclauses 24(3) and (4) permit the Minister to exclude from valuation any improvement designated in the regulations. The Minister will exercise this power to designate improvements if it should happen that there are insufficient resources to complete a general valuation.

Clause 25 provides that, when a regulation under clause 24 is made, the Senior Valuation Officer must commence the general valuation and the preparation of the draft valuation roll.

Under clause 26 the draft valuation roll must be ready not later than November 30 of the year preceding the financial year for which the valuation roll is to be prepared and a notice must be published in a newspaper of general circulation in Anguilla and the *Gazette* giving notice, among other things, that the valuation roll has been prepared and is available for inspection in the Inland Revenue Department.

Concurrently with notice under clause 26, clause 27 provides that the Senior Valuation Officer must make the draft valuation roll available for inspection at the Inland Revenue Department until the certified valuation roll is made available, which must occur not later than the following December 31 (clause 31).

Clause 28 provides that the Senior Valuation Officer must send out certificates of valuation to each person (other than the Government or a government agency) enrolled on the valuation roll in relation to the improvements. What constitutes sending will be set out in the regulations. Clause 29 provides that sending the notice is actual notice.

The sending out of the certificates of valuation under clause 28 triggers a right of the enrolled person to object, for which provision is made under Part 5. Errors, misdescriptions and omissions in the draft valuation roll will inevitably occur. Sometimes they are not noticed by enrolled persons. When such an error, misdescription or omission is discovered by a valuation officer in the revision period, clause 30 requires the officer to amend the draft valuation roll and to issue a new certificate of valuation. Sending a certificate of valuation to the enrolled person under clause 30 gives that enrolled person the right to file an objection under Part 5.

When the draft valuation roll is revised, the Senior Valuation Officer certifies it (clause 31) and notice of the certification of the valuation roll must be published (clause 32) and the valuation roll must be made available for inspection by the public (clause 33) in a manner very similar to that applicable to the draft valuation roll.

Clause 34 provides that, except to the extent that valuations on the certified valuation roll may be amended from time to time under the Act, the valuations of improvements on that valuation roll apply thereafter until December 31 immediately preceding the financial year specified by regulation under clause 24 as the year for which the *next* general valuation is to be done and a valuation roll is to be prepared.

The Senior Valuation Officer is required to prepare a valuation roll for each financial year not later than December 31 of the previous financial year (clause 35(1)).

Clause 36 provides that, when proceedings in relation to draft valuation rolls and annual valuation rolls under Part 5 are not final, the step reached in the proceedings must be reflected on the valuation roll.

Clause 37 requires that each annual valuation roll be made available at the Inland Revenue Department.

#### *Division 3 Amendment of Annual Valuation Rolls*

Clause 38 deals with errors, misdescriptions and omissions in an annual valuation roll. It is the same as clause 30, which applies to errors, misdescriptions and omissions on the draft valuation roll in the revision period, except that clause 38 is subject to clause 39, which limits amendments that affect the value of an improvement to specified categories, such as new improvements or additions to improvements, damage to improvements, repair or reconstruction of damaged improvements, among others. In effect, clause 39 allows amendments to the annual valuation roll to keep it minimally up to date while protecting the basic integrity of the valuation roll certified under clause 31.

### **Part 5 Objections and Review of Objections**

This Part provides that an enrolled person or a person who ought to be enrolled on the valuation roll in relation to an improvement, who files an objection in the proper form within 30 days after a certificate of valuation has been sent, has the right to—

- an administrative review of his or her objection
- a review by the Valuation Review Board of those grounds of objection that are not resolved administratively

The fact that an objection is under review does not relieve the person from the obligation to pay the tax and any interest and penalties (clause 40).

IRD can entertain objections after the 30 day period. However, as stated above, the property owner will not be relieved of the obligation to pay the tax and any interest and penalties.

A person who becomes an enrolled person in relation to improvements while an objection is being dealt with is entitled to become a party to the proceedings in relation to the improvements (clause 42).

A valuation officer is required to make changes to the valuation roll that are necessary to reflect the resolution of an objection or a decision of the Board and to send out a certificate of valuation when appropriate (clause 43).

Division 2 sets out details of how objections are made and reviewed administratively. Division 3 sets out the procedure for review by the Valuation Review Board, whose constitution, procedures, powers and duties are set out in Schedule 2.

### **Part 6 Exemptions**

Clause 53 lists a number of exemptions from tax including the following—

- improvements on land owned by the Crown or a government agency
- if the land on which the improvements are located is owned by or held in trust for a religious body, improvements—
  - any building used chiefly for divine service, religious worship, religious education and related religious activities,
  - used in connection with those activities, and

- used chiefly as a residence for a member of clergy or his family and includes any garage or other improvements used in connection with the residence
- improvements on land owned or leased by the National Trust\*
- improvements on burial grounds and public cemeteries
- improvements on land owned or held in trust by a charitable body and used chiefly for charitable purposes
- improvements on land owned by a private school or assisted private school and chiefly used by it\*
- an improvement on land subject to a conservation easement or conservation restriction agreement or that is a protected area under the Biodiversity and Heritage Conservation Act, 2008\*.

Clause 53(1)(j) also allows for the making of regulations to exempt an improvement on land owned by a non-profit company incorporated under the Companies Act and used chiefly for the purposes for which it was incorporated.

All of the property listed above, other than that indicated by an asterisk, is exempt *only* if the person claiming the exemption owns the property.

Clause 54 provides for the reduction of the taxable value of improvements on a parcel of land or a prescribed class or classes of improvements in a particular financial year, subject to approval by resolution of the House of Assembly.

Clause 55 makes it an offence for a person enrolled or who ought to be enrolled in relation to an improvement not to report to the Senior Valuation Officer that the improvement is not or has ceased to be exempt or that the application of the exemption to the improvement has changed.

## **Part 7 Taxation of Improvements and Recovery of Tax**

### *Division 1 Interpretation*

Clause 56 sets out the interpretation provisions applicable to this Part. It should be noted that tax arrears, interest and penalties from the Valuation and Rating Act and those of the Villa Rental Business Regulation Act will be carried over to the BPTA.

### *Division 2 Imposition of Tax*

Under clause 57(1), a person is liable as a taxpayer if the person is enrolled in relation to an improvement and the person subsequently becomes an enrolled person in relation to the improvement. When two or more persons are liable as taxpayers in relation to an improvement, their liability is joint and several (clause 57(2)).

Tax in a financial year is deemed to have been imposed on January 1 of that year, no matter when it is actually imposed (clause 58).

Clause 59 provides that the Minister may, subject to approval by a resolution of the House of Assembly, establish the tax rates payable on improvements or classes of improvements. In this regard, the classification of improvements under clause 14 will determine how the burden of tax falls on various taxpayers.

Clause 60 allows the Minister to make regulations phasing in increases or decreases in tax, subject to approval by resolution of the House of Assembly.

*Division 3 Demand Notices*

Clause 61 sets out what must be in a demand notice.

Clause 62 requires that the demand notices be prepared and sent.

Clause 63 provides for the amendment of demand notices when a valuation roll is amended.

*Division 4 Payment of Tax*

One of the most important features of the Bill is the introduction of flexible payment arrangements, which can be established by regulation. Those arrangements may include discounts for early payment (clause 65) and instalment payment arrangements (clause 66). Unless one of these arrangements is made, the tax in any financial year is payable in two equal half-yearly instalments, the first on or before June 1 and the second being the remainder on or before December 1 of that year (clause 64(1)).

Penalties for late payment and interest on tax remaining on paid may be imposed by regulation (clause 67) and have a predefined ceiling.

Clause 68 gives the Minister, with the approval of the Executive Council, the power to defer the collection of taxes by regulation generally or in favour of a class of taxpayers or by agreement in an individual case for a period not exceeding 3 years.

*Division 5 Recovery of Tax*

Clauses 69 to 76 deal with recovery of tax. Clause 69 provides that these rights are in addition to the rights of recovery under the Inland Revenue Act, any other Act and at common law.

Clause 70 provides for the Government of Anguilla to have right of first lien on a property where property tax is due and owing

Clause 71(1) provides that tax on an improvement on a freehold is a first charge on the parcel of land where the improvement is located. Clause 71(2) provides that tax on an improvement on a leasehold is a first charge on the leasehold where the improvement is located. This means that the land can be sold for unpaid taxes.

When an improvement on a parcel of land is exempt from taxation and another improvement on the parcel of land is taxable, the tax imposed on the taxable improvement is recoverable against the entire parcel of land (clause 72).

When an improvement straddles the property line of two or more parcels of land, the tax is recoverable under the lien against all the parcels (clause 73).

When a separately-owned immovable improvement is located on a parcel of land, the tax imposed on the separately-owned immovable improvement is recoverable against the entire parcel of land (clause 74).

Clause 75 makes tax on an improvement a first charge on any money payable under an insurance policy for accidental loss or damage to the improvement by fire or any other cause. This has important consequences for the payment of money under an insurance policy for accidental loss or damage to an improvement.

Clause 76 permits the Comptroller, on behalf of the Crown, to execute a release of liability in relation to a lien under clause 70, 71 or 75 when any tax, interest and penalty due has been fully paid.

**Part 8 Miscellaneous**

Clause 77 enumerates the regulation-making powers under the Act. Of particular note is the power to make regulations and transitional provisions, in relation to the first general valuation, modifying the Act to change the time lines to permit the general valuation to be done in a shorter time and on different dates than would be the case if the Act were followed.

Clause 78 makes it an offence to obstruct a person in the exercise of a power conferred or the performance of a duty imposed on him or her by or under this Act.

Clause 79 makes the limitation for commencing a prosecution for an offence under this Act 4 years.

Clause 80 provides that neither an error, misdescription or omissions in a valuation roll, certificates of valuation or demand nor a failure of a public officer to perform a duty or to perform it within the time required does not invalidate the valuation roll, tax roll, certificates of valuation, tax notice or amended certificates of valuation or tax notice or the liability of a person to pay tax in relation to improvements when required under the Act.

Clause 81 provides for the citation of the Act by its short title and clause 82 provides for the coming into force of the Act or any provision thereof.

Clause 83 repeals the existing Valuation and Rating Act and its regulations and the Villa Rental Business Regulation Act.

Clause 84 permits the minister to make transitional regulations.

Clause 85 sets out consequential amendments to the Inland Revenue Department Act.

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