

ECONOMIC DEVELOPMENT
INCENTIVE PROGRAM
(EDIP)
TAX CREDIT



Economic development

PROPERTY TAX CREDIT

The Economic Development Incentive Program (EDIP) - Tax Credit is a financial incentive developed for non-residential building owners to promote the construction or the alteration of eligible buildings.

OBJECTIVES

- Accelerate attraction of businesses/development of existing businesses in industrial zones, the downtown core and the territories covered by Concorde, Cartier and Métro Cartier access corridor special planning programs.
- Improve Laval's competitiveness.
- Promote real estate investment.

ELIGIBLE WORK

Eligible work includes construction, rebuilding, renovation or expansion work not covered by other City of Laval tax credit programs.

FINANCIAL SUPPORT

The owner of an eligible building will be granted a tax credit for a period of 60 months. This credit is equal to a percentage of the increase in the general property tax value following completion of the eligible work.

The percentage is calculated as follows:

- 100% for the first 36 months following the effective date of changes to the assessment roll following completion of the eligible work.
- 80% for the next 12 months.
- 60% for the final 12 months.

If the eligible building obtains BOMA BEST, LEED or Living Building Challenge certification, the percentage is raised to 100% for the final 24 months.

The maximum amount that may be credited to an evaluation unit is 1.5 million dollars per year.

TERMS AND CONDITIONS

- The program eligibility period ends on December 31, 2018.
- Once the application has received a notice of compliance from the City of Laval representative, the building owner has three years, from that date, or until December 31, 2020, whichever occurs first, to complete the work.
- No tax credit will be granted if the work is undertaken or carried out before the application is found to be compliant.

ELIGIBILITY

Minimum Increase in Property Value

ELIGIBLE ACTIVITY SECTORS*	NEW CONSTRUCTION/REBUILDING	EXPANSION/RENOVATION
Manufacturing industry (including industrial incubators**) Information industry and cultural industry Research, development and testing services Educational and scientific research services Engineering services Administrative and business consulting services	\$3 million	\$3 million
Tourist centre Exhibition of cultural objects Environmental clean-up services	\$10 million	\$5 million

* See Bylaw L-12462 for the detailed list of eligible subsectors.

** No minimum threshold in the case of industrial incubators

LEARN MORE

To submit an application or to obtain further information about the property tax credit, property owners may contact the City of Laval's Economic Development division: lavaleconomique@laval.ca or 450-978-5959.

To complete the online form and to view complete program regulations: lavaleconomique.com/en/tax-credit



City of Laval Economic Development

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