



"The Game changer of South Coast Development"

# **PROPERTY RATES BY-LAW**

## **2025/26**

## **PREAMBLE**

WHEREAS SECTION 229 (1) of the Constitution requires a municipality to impose rates on a property and surcharges on fees for the services provided by or on behalf of the municipality;

AND WHEREAS section 13 of the Municipal Systems Act read with section 162 of the Constitution requires a municipality to promulgate municipal by-laws by publishing them in the gazette of the relevant province;

AND WHEREAS section 6 of the Local Government: Municipal Property Rates Act, 2004 as amended requires a municipality to adopt by-laws to give effect to the implementation of its property rates policy; the by-laws may differentiate between the different categories of properties and different categories of owners of properties liable for payments of rates;

NOW THEREFORE IT IS ENACTED by the Council of the Ray Nkonyeni Municipality, as follows:

### **1. DEFINITIONS**

In this By-law, any word or expression to which a meaning has been assigned in the Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004), shall bear the same meaning unless the context indicates otherwise-

**'Municipality'** means Ray Nkonyeni Municipality;

**'Municipal Property Rates Act'** means the Local Government: Municipal Property Rates Act, 2004 (Act No 6 of 2004);

**'Rates Policy'** means the Ray Nkonyeni Municipality's property rates policy adopted by the Council by resolution No. C118/052025 in terms of section 3 (1) of the Local Government: Municipal Property Rates Act, 2004.

### **2. OBJECTS**

The object of this By-law is to give effect to the implementation of the municipality's Property Rates Policy as contemplated in section 6 of the Municipal Property Rates Act.

### **3. THE RATES POLICY**

The municipality prepared and adopted a Property Rates Policy as contemplated in the provisions of section 3(1) of the Municipal Property Rates Act. The Property Rates Policy outlines the municipality's rating practices; therefore, it is not necessary for the By-law to restate and repeat same.

The Property Rates Policy is hereby incorporated by reference in this By-law. All amendments to the Property Rates Policy as the Council may approve from time to time, shall be deemed to be likewise incorporated.

The municipality does not levy rates other than in terms of its Property Rates Policy and the annually promulgated resolution levying rates which reflects the cent amount in the Rand rate for each category of rateable property.

The Property Rates Policy is available electronically at the municipality's website which is [www.rnm.gov.za](http://www.rnm.gov.za).

### **4. CATEGORIES OF RATEABLE PROPERTIES**

The property Rates Policy provides for categories of rateable properties determined in terms of section 8 of the Act as amended.

### **5. CATEGORIES OF PROPERTIES AND CATEGORIES OF OWNERS OF PROPERTIES**

The Property Rates Policy provides for categories of properties and categories of owners of properties for the purpose of granting relief measures (exemptions, reductions and rebates) in terms of section 15 of the Act.

### **6. ENFORCEMENT OF THE PROPERTY RATES POLICY**

The Municipality Property Rates Policy is enforced through the Municipality's Property Rates By-law, and any further enforcement mechanisms stipulated in the Act and the Municipality's Property Rates Policy.

### **7. SHORT TITLE AND COMMENCEMENT**

This By-law is called the "Ray Nkonyeni Municipal Property Rates By-law and takes effect on the date on which it is published in the *Provincial Gazette*.