

RATES (JERSEY) LAW 2005

Application for REVIEW of assessment

R5

- Please read these NOTES and then complete the form in BLOCK CAPITALS. Words and sections marked * should be deleted if not applicable.
- The completed Application for Review should be returned to the Assessment Committee at the Parish Hall to arrive no later than the closing date (14 days after the Rates List is first made available for inspection).
- You may be asked to complete a 'Detailed Return' form giving full details of the property. You will be advised of the arrangements for carrying out the Review and you will receive a written Notice of Decision on a Review. The Assessment Committee may increase, decrease or confirm the rateable value. Unless there are special circumstances no reduction will be made which is less than the 'significant difference'.
- If you remain dissatisfied you may APPEAL to the Rate Appeal Board and the closing date is 14 days after receipt of the Notice of Decision on a Review. **No appeal may be made unless a Review is first carried out by the Assessment Committee.**
- You may examine a copy of the Law at your Parish Hall or on the website at www.jerseylaw.je and you may purchase a copy from the States Greffe, Morier House, St Helier, JE1 1DD. Information is also available on the website at www.parish.gov.je.

1. APPLICANT

Full names	
Address for correspondence	
Post code	
Telephone number (day)	Telephone number (evening)

2. PROPERTY TO BE REVIEWED -- a separate form is normally required for each property. If several associated properties are involved, such as a block of flats, the Assessment Committee may accept schedules. Please enquire before submitting multiple requests for Review.

Name/number and full address		Rateable Value	Use Domestic * OR Non-domestic *
I am*/We are* applying as: Owner*/Occupier*/Connétable*/Supervisory Committee*/Assessor* . Delete if not applicable. If the applicant is not the owner and occupier please give the name and correspondence address of these person(s) below.			
Owner	Full names	Address for correspondence	
Occupier	Full names	Address for correspondence	

3 DETAILS OF COMPARABLE PROPERTY - OMIT if the objection is to the Assessed Use only. Give details of land, houses, buildings or other structures with similar attributes, for comparison, where there is a significant difference in assessment ('significant difference' is defined as at least 10% or 500 quarters which ever is the greater). **If you do not give any examples a Review cannot be carried out.**

	Name/number and full address of comparable properties. (Specific comments about the properties may be shown overleaf, using the numbers from column 1 for identification).	Rateable Value
1	Parish	
2	Parish	
3	Parish	

4 OBJECTION TO ASSESSMENT AS DOMESTIC*/NON-DOMESTIC* - OMIT if the objection is to the Rateable Value only

Enter reasons why the assessed use of the property should be changed

5. COMMENTS — this section may be used for comments about the comparable properties included in section 4, or any other matters relating to the request for a Review.

APPLICATION & DECLARATION

I/we apply for a Review of the proposed rateable of the land, houses, buildings or other structures detailed In section 2 of this form and I/we declare that the contents of this form and any supporting documents are true

Signature(s) **Date**

Print name

In respect of a Limited Company/Association please print name of authorised signatory and position held.

The Parish is registered with the Jersey Data Protection Authority and all information is collected and used in compliance with the Rates (Jersey) Law 2005 for the purposes of levying parish rates. Ratepayers should be aware that details of the attributes of land (including houses, buildings and other structures) may be made available to other ratepayers for the purposes of comparison and/or review/appeal.

FOR OFFICIAL USE ONLY

USEFUL INFORMATION

DEFINITIONS

“land” includes –

- (a) any house, building or other structure in, on, under or over the land;
- (b) land covered with water, except, subject to paragraph (c) of this definition, land covered or, in the normal course of tides, from time to time covered by sea water; and
- (c) land formed by dividing the ownership or occupation of land horizontally;

“occupier”, in relation to land, means the person entitled to occupy and use the land by virtue of being –

- (a) the owner of the land; or
- (b) the person to whom the land is let under a lease or tenancy agreement, other than a person who is a landlord (whether or not immediate) of the occupier of the land;

“owner”, in relation to land, means –

- (a) if the land is not let under a lease or tenancy agreement –
 - (i) except in the case of share transfer property, the person entitled to occupy and use the land either as owner or usufructuary owner or in the exercise of rights of dower, franc veuvice, seignioralty or otherwise, or

- (ii) in the case of share transfer property, the company owning the land; or
- (b) if the land is let under a lease or tenancy agreement –
 - (i) the person who is the occupier of the land if that person is also the lessee of the land under a lease passed before the Royal Court, or
 - (ii) in any other case, the person who is the immediate landlord of the occupier of the land;

“domestic purposes” means wholly or mainly used for the purposes of a private dwelling;

“non-domestic purposes” means any purposes other than domestic purposes.

AUTHORISED ENTRY

The Connétable may authorise persons such as the Assessors to enter any land in the Parish if necessary to do so to maintain or keep up to date the Rates List for that Parish.

At least 48 hours written notice of entry will be given to the occupier of the land and entry will be made at a reasonable time having regard to the use of the land. A person who obstructs anyone authorised from entering land is liable to a fine.