

	% of total levies owing in SA to be covered by LOC or Bond	% of estimated Construction costs in SA to be covered by LOC or Bond	Levy payment schedule	Determining criteria
A	75%	25%	<ul style="list-style-type: none"> • 25% of levies due within 30 calendar days of invoice issuance • Remaining levies due in three equal installments five months, nine months and 13 months after execution 	<ul style="list-style-type: none"> • Obligations as set out under Section 6 are met within SA timelines • This category will require that the developer continue to have an overall rolling five-year point score of 85 or greater points
B	75%	50%	<ul style="list-style-type: none"> • 25% of levies due on SA execution • Remaining levies due in three equal installments five months, nine months and 13 months after execution 	<ul style="list-style-type: none"> • Tier B will operate with the same parameters as Tier A, however, to achieve this tier the developer must have a rolling five-year point score of 70 or greater points
C	50%	100%	<ul style="list-style-type: none"> • 50% of levies due on SA execution • Remaining levies due in two equal installments five months and nine months after execution 	<ul style="list-style-type: none"> • Tier C will operate with the same parameters as Tier A or B, however, this tier will include those developers that have a rolling five-year point score of less than 70 points • Levies which are 90 days in arrears will automatically be paid out of the LOC or development bond for the corresponding SA

Interest

1. (1) Interest is charged and compounded per month. Interest will not be charged on a daily basis.
- (2) All interest owing under a SA must be paid in full prior to unpaid, overdue levy payments under the same SA.

Performance Security

2. (1) A development bond or LOC may be utilized as performance security for levies and/or construction costs or a developer may use a combination of both (i.e. LOC for levies and a development bond for construction costs). The City will not accept partial LOCs or development bonds.
- (2) A developer can utilize a single LOC or development bond for both levies and construction costs and the City shall have discretion in the application of that LOC or development bond to either category.
- (3) In order to quantify construction costs developers must submit to the City, from an engineering firm that has obtained a Certificate of Authorization and eligible member that has obtained a Permission to Consult from the Association of Professional Engineers and Geoscientists of Saskatchewan (APEGS), estimated costs of construction broken down by the following categories:
 - (a) water and sewer;
 - (b) sidewalks; and
 - (c) roadways.
- (4) Security reduction can occur after a progress inspection and acceptance by the City. It is the responsibility of the developer to request a security reduction. The City will not reduce security beyond outstanding levies or construction deficiency costs.
- (5) SAs for Tier C developers will contain a clause stipulating that levies which are 90 days in arrears will be automatically paid out of the LOC or development bond for the corresponding SA. A notice will be provided 30 days in advance, but no further communications will be issued.

Developer Activity

3. New developers without experience are placed under Tier B with 70 points in their first year.
4. If there is no SA activity for five consecutive years, the developer will be placed under Tier B with 70 points in their first year regardless of previous placement.

Movement Based on Performance

5. (1) Tiering is based on a 100 point, rolling five-year system.
- (2) 75 points automatically assigned over five years (15 points per year) to developers for paying levy payments on time. A three-point reduction in points will occur for each missed levy payment date or rate adjustment payment date to a maximum of 15 points per year – see table 1.

- (3) All construction must be completed within one full construction season beginning on the date the SA is signed with the exception of lanes which may be completed within two full construction seasons. The second lift of asphalt must be completed in a timely basis. An exception will be granted for a component of work (i.e. sidewalk) that has not been completed which represents less than 5% of the overall value of that component – see table 1.
- (4) Tiering evaluation occurs each calendar year and is effective from March 1st to the last day of February the following year. On the 6th year of evaluation, the first year drops off and is not included within the overall score.

[Private Developer Tiering Score Chart on next page]

Private Developer Tiering Score Chart

Yearly Evaluation – Table 1

6. Obligations

- (1) Payments – Developer receives 15 points regardless of status which is decreased if payment of the Offsite Levy amounts and rate adjustments at the stipulated dates noted are not met. Maximum of five late payment assessment in any year. Three points are subtracted for every late invoice payment up to 15 points (note 1).

- (2) Construction Completion – Installation of services must be complete in one full construction season beginning on the date the SA is entered into with the exception of the paving of lanes which must be completed with two full construction seasons (note 2):

- sidewalks
- roadways to base stage of construction
- 1st lift of asphalt
- lanes paved

Total points

2019	2020	2021	2022	2023	Total Score
Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	
15	15	15	15	15	75
1	1	1	1	1	5
2	2	2	2	2	10
1	1	1	1	1	5
1	1	1	1	1	5
20	20	20	20	20	100

Tiering system based on Point System

Tier A – (greater or equal to 85 points) - ≥ 85 points

Tier B – (greater than or equal to 70 points) - ≥ 70 points

Tier C – (less than 70 points) - < 70 points

Notes:

1. The Developer automatically receives 15 points for this category regardless if they have signed a SA for that year. Points are reduced for late payment only.
2. The Developer automatically receives five points for this category regardless of whether any services were installed during that year. Points are reduced for failure to complete stipulated services within one full construction season beginning on the date the SA is entered into with the exception of the paving of lanes which must be completed within two full construction seasons. Weather will not be a deciding factor in the assessment of points.

**** A construction season is considered from May 1 to October 31. (e.g. a SA signed in July 2023 must be complete by October 31, 2024. A SA signed after October 31, 2023 and before May 1, 2024 must be completed by October 31, 2024).**