WELSH STATUTORY INSTRUMENTS

2007 No. 3399 (W.303)

RATING AND VALUATION, WALES

The Non-Domestic Rating (Demand Notices) (Wales) (Amendment) Regulations 2007

Made - - - -	*1 December 2007*
Laid before the National Assembly for Wales - -	*3 December 2007*
Coming into force - -	*15 January 2008*

The Welsh Ministers make the following Regulations in exercise of the powers conferred on the Secretary of State by sections 62, 143(3) and (4A) and 146(6) of, and paragraphs 1 and 2(2) of Schedule 9 to, the Local Government Finance Act 1988(**1**) and section 26(3) of the Welsh Language Act 1993(**2**) and now vested in the Welsh Ministers(**3**).

Title, application and commencement

1.—(1) The title of these Regulations is the Non-Domestic Rating (Demand Notices) (Wales) (Amendment) Regulations 2007 and they come into force on 15 January 2008.

(2) These Regulations apply in relation to Wales.

Amendments to the Non-Domestic Rating (Demand Notices) (Wales) Regulations 1993

2.—(1) The Non-Domestic Rating (Demand Notices) (Wales) Regulations 1993(**4**) are amended as follows.

(2) For Schedule 2 there is substituted—

(**1**) 1988 c. 41.
(**2**) 1993 c. 38.
(**3**) The powers of the Secretary of State were transferred, in relation to Wales, to the National Assembly for Wales by the National Assembly for Wales (Transfer of Functions) Order 1999 (S.I. 1999/672), *see* the reference to the Local Government Finance Act 1988 in Schedule 1. The functions of the National Assembly for Wales were transferred to the Welsh Ministers under section 162 of, and paragraph 30 of Schedule 11 to, the Government of Wales Act 2006 (c. 32).
(**4**) S.I. 1993/252, amended by S.I. 1995/284, 1996/311, 1996/1880, 1997/356, 1998/155, 2000/793 (W.30), 2003/414 (W.59), 2005/256 (W.22) and 2006/3392 (W.311).

"SCHEDULE 2

PART 1

1. The form of words set out below is prescribed for the purposes of regulations 6 and 7—

EXPLANATORY NOTES

The information given below explains some of the terms which may be used on a non-domestic rate demand and in the supporting information. Further information about liability to non-domestic rates may be obtained from billing authorities.

Non-Domestic Rates

The non-domestic rates collected by billing authorities are paid into a central pool and redistributed to county and county borough councils and police authorities. Your council and police authority use their shares of redistributed rate income, together with income from their council tax payers, revenue support grant provided by the Welsh Ministers and certain other sums, to pay for the services they provide.

Rateable Value

The rateable value of non-domestic property is fixed in most cases by an independent valuation officer of the Valuation Office Agency. All non-domestic property is revalued every 5 years. From 1 April 2005 the rateable value of a property represents its annual open market rental value as at 1 April 2003. For composite properties which are partly domestic and partly non-domestic the rateable value relates to the non-domestic part only. The values of all property in respect of which rates are payable to your authority are shown in the local rating list, a copy of which may be inspected at *name and address of local valuation office and name and address of billing authority*.

Alteration of Rateable Value

The rateable value may alter if the valuation officer believes that the circumstances of the property have changed. The ratepayer (and certain others who have an interest in the property) may also in certain circumstances propose a change in value. If the ratepayer and the valuation officer do not agree the valuation within 3 months of the proposal being made, the matter will be referred as an appeal to a Valuation Tribunal. Further information about how to propose a change in a rateable value is available from valuation offices.

National Non-Domestic Rating Multiplier

This is the rate in the pound by which the rateable value is multiplied to give the annual rate bill for a property. The multiplier set annually by the Welsh Ministers is the same for the whole of Wales and except in a revaluation year cannot rise by more than the rate of the increase in the retail prices index.

Proposals and Appeals

Information about the circumstances in which a change in rateable value may be proposed and how such a proposal may be made is available from the local valuation office shown above. Further information about the appeal arrangements may be obtained from *name of billing authority* or from the Valuation Office Agency whose website is www.voa.gov.uk.