



Government of the Republic of Trinidad and Tobago

Ministry of Finance

Valuation Division

Notices of Valuation

The Commissioner of Valuations wishes to advise that Notices of Valuation are currently being dispatched to property owners. The Notice of Valuation provides the **Annual Rental Value (ARV)** of your property.

The Notices of Valuation and computations of ARV were done in accordance with the Valuation of Land Act Chap 58:03 which governs the valuation of land. This Act has been amended by: Act No. 17 of 2009, Act No. 5 of 2018, Act No. 21 of 2022, Legal Notice No. 69 of 2023, Act No. 5 of 2023 and Legal Notice No. 212 of 2023.

The ARV is NOT the amount of Property Tax you have to pay. The ARV is the annual rent which particular land (for example, residential) is likely to attract. You should receive a notice of assessment from the Board of Inland Revenue (BIR) which will state the Annual Taxable Value (ATV) of your property. According to Schedule I of the Property Tax Act Chap. 76:04, the property tax payable is a percentage of the ATV and is calculated as follows:

| Type of Property | Rate of Tax payable (% of ATV) |
|--|--------------------------------|
| Residential | 3 |
| Commercial | 5 |
| Industrial | |
| Plant and machinery housed in a building | 6 |
| Plant and machinery not housed in a building | 3 |
| Agricultural | 1 |

Upon receipt of your Notice of Valuation the property owner may object in accordance with section 19 of the Valuation of Land Act under the following grounds:

- that the values assessed are too high or too low;
- that lands which should be included in one valuation have been valued separately;
- that lands which should be valued separately have been included in one valuation;
- that the person named in the notice is not the owner of the land;
- that the annual rental value of any land appearing in the Valuation Roll is incorrect or unfair having regard to other annual rental values therein;
- that land should not have been included in the Valuation Roll;
- that land omitted from the Valuation Roll should be included therein;
- that land included in a series or complex of land units as a single land on the Valuation Roll should be listed separately on the Valuation Roll or omitted therefrom;
- that land listed separately in, or omitted from the Valuation Roll should be combined with one or more of a series or complex of land units and listed as one single unit of land; and
- that the Valuation Roll is incorrect in some other material particular.

Below is a list of Frequently Asked Questions (FAQs):

1. If I wish to submit an objection to my Notice of Valuation, where can I do so?

Answer: Objections may be submitted online at valuationdivision.gov.tt or at any one of the following offices at the following locations:

| MINISTRY OF FINANCE VALUATION DIVISION OFFICE ADDRESSES AND TELEPHONE NUMBERS | | |
|--|--|---------------------|
| Geographical Region | Office Address | Telephone Number |
| Barataria | Head-Office: Churchill Court: #19, #29, #29A Estate Trace, 6 th Avenue Extension, Barataria | 6121715 Ext 8000 |
| Tunapuna | 25-27 Eastern Main Road, Arouca | 612-1715 Ext 8000 |
| Arima | 25-27 Eastern Main Road, Arouca | 612-1715 Ext 8277 |
| Sangre Grande | 25-27 Eastern Main Road, Arouca | 612-1715 Ext 8282 |
| Chaguanas | #206 Caroni Savannah Road, Charlieville | 612-1715 Ext 8484 |
| Princes Town | 100 High Street, Princes Town | 612-1715 Ext 8591 |
| San Fernando | 29-31 Point-a-Pierre Road, Palms Club, San Fernando | 612-1715 8500 |
| Point Fortin | Pt. Fortin: Cor. Canaan Road and Sergeant, Mahaica | 612-1715 Ext 8784 |
| Siparia | Siparia Administrative Complex, High Street, Siparia | 612-1715 Ext 8000 |
| Tobago | Ahmed Ghany Building 39 Wilson Road, Scarborough, Tobago | 612-1715 Ext 9100 |

2. If I received more than one notice for the same property what do I do?

Answer: If you have received more than one Notice of Valuation please contact your nearest Valuation Division office and be ready to provide your PIN number and relevant information.

3. I submitted a return but didn't receive a Notice of Valuation. What am I to do in this instance?

Answer: You can contact the nearest Valuation Division Office with your PIN number, name and address to make an inquiry.

4. What is the timeframe within which I can file an objection?

Answer: According to Section 19 of the Valuation of Land Act, an objection may be filed within thirty (30) days after the Notice of Valuation was served.

5. Can I file an objection after the time limit for doing so has elapsed?

Answer: An objection may not be filed after the time limit of thirty (30) days from the date the Notice of Valuation was served/received.

6. Can someone object on my behalf?

Answer: Only the owner of the property as defined in the Act can object. According to the Valuation Act: "owner" includes the owner or occupier of any land, or the receiver, attorney, agent, manager, guardian or committee of any such owner or

occupier and any other person in charge or having the control or possession of any land in the right of the owner, or having the possession in his or her own right or as guardian of any person of any such land."

7. Does objecting to a Valuation Notice exclude me from paying Property Tax?

Answer: No. According to Section 23 of the Valuation of Land Act as amended, the fact that an objection has been made or an appeal is pending does not interfere with or affect the recovery of tax under any written law. You are therefore still required to follow the instructions in the notice of assessment that you should receive from the Board of Inland Revenue.

8. How long does the objection process take?

Answer: According to the Valuation of Land Act, you are required to submit your objection to the Commissioner of Valuations (COV) within 30 days of having received the Notice of Valuation. The office of COV is to respond to the notice of objection within 12 months. Should there be a disagreement with the response, there is recourse through the Appeal Tribunal and then to the High Court, but the latter only on points of law.

9. My house and my relative's house are almost the same size, but the annual rental values are very different, how can this be?

Answer: There are a number of factors that would contribute to the difference in the annual rental values of similarly sized properties, which include location and physical condition.

10. I have a certificate of comfort, would I be considered the owner of the property?

Answer: The Valuation of Land Act defines "owner" as including the owner or occupier of any land, and the receiver, attorney, agent, manager, guardian or committee of any such owner or occupier and any other person in charge or having the control or possession of any land in the right of the owner, or having the possession in his or her own right or as guardian of any person of any such land; Therefore, for the purposes of the Valuation of Land Act, you will be considered an owner of the property.



**Commissioner of Valuations
Ministry of Finance**

Scan the QR code for more
information on the Valuation Division.

