

Shropshire Council: Community Infrastructure Levy (CIL): Payment by Instalment Policy

This CIL Instalment Policy comes into effect on: 7th May 2020. In accordance with Regulation 70 of the CIL Regulations (as amended), this policy applies to all CIL liable schemes which commence development on or after this date and provide a valid CIL Form 6: Commencement Notice.

If development commenced before 7th May 2020, and a valid CIL Form 6: Commencement Notice has been received, the CIL Instalment Policy which came into effect on 1st July 2013 will apply. This is in accordance with Regulation 70 of the CIL Regulations (as amended).

In accordance with Regulation 69b of the CIL Regulations (as amended), Shropshire Council will apply the following CIL Instalment Policy to all CIL liable schemes which commence development on or after 7th May 2020. This is provided a valid CIL Form 6: Commencement Notice has been received.

Number of dwellings	Number of Instalments	Total Timescale for Instalments	Payment Periods and Amounts
0-1 (or new build)	2	270 days (9 months)	- 15% of the levy 150 days from commencement. - 85% of the levy 270 days from commencement.
2-5	3	365 days (1 year)	- 15% of the levy 150 days from commencement. - 20% of the levy 270 days from commencement. - 65% of the levy 365 days from commencement.
6-25	3	365 days (1 year)	- 15% of the levy 150 days from commencement. - 25% of the levy 270 days from commencement. - 60% of the levy 365 days from commencement.
26-50	3	548 days (18 months) (1 year and a half)	- 25% of the levy 150 days from commencement. - 25% of the levy 365 days from commencement. - 50% of the levy 548 days from commencement.
51-100	3	730 days (2 years)	- 10% of the levy 150 days from commencement. - 35% of the levy 365 days from commencement. - 55% of the levy 730 days from commencement.
101-200	4	1095 days (3 years)	- 10% of the levy 150 days from commencement. - 15% of the levy 365 days from commencement. - 25% of the levy 730 days from commencement. - 50% of the levy 1095 days from commencement.
201-300	5	1460 days (4 years)	- 10% of the levy 150 days from commencement. - 15% of the levy 365 days from commencement. - 25% of the levy 730 days from commencement. - 25% of the levy 1095 days from commencement. - 25% of the levy 1460 days from commencement.
301+	6	1825 days (5 years)	- 10% of the levy 150 days from commencement. - 10% of the levy 365 days from commencement. - 20% of the levy 730 days from commencement. - 20% of the levy 1095 days from commencement. - 20% of the levy 1460 days from commencement. - 20% of the levy 1825 days from commencement.

Please Note:

- In accordance with Regulations 70 and 83 of the CIL Regulations (as amended), if Shropshire Council fails to receive a valid **CIL Form 6: Commencement Notice** prior to the commencement of development, then the liable party(ies) lose the right to pay the CIL in accordance with the Shropshire Council Instalment Policy. Furthermore a surcharge of 20% of the total CIL amount due, up to a maximum of £2,500 may be applicable.

2. Shropshire Council will issue a CIL Demand Notice on receipt of a valid CIL Form 6: Commencement Notice. This CIL Demand Notice will document the details of the CIL payments required for a development, including:
 - The amount of CIL payable in each instalment.
 - The percentage of the total CIL liability that each instalment represents.
 - The date for which each CIL instalment is payable.
 - The total amount of CIL payable.
3. Regulation 70 Payment Periods of the CIL Regulations (2010) was superseded by Regulation 69b Instalment Policies, within the Amended CIL Regulations (2011).
4. Where an Outline Planning Permission permits development to be implemented in phases, each phase of the development is considered a separate chargeable development. Each chargeable development will require the submission of CIL Form 6: Commencement Notice and will receive a CIL Demand Notice, with instalments in accordance with this CIL Instalment Policy.
5. If an instalment is not paid in full on or before the day on which it is due, the unpaid balance of the CIL liability for the development will be due in full immediately. If there are any future instalments, these will be withdrawn resulting in full payment of the CIL liability being required. This is in accordance with Regulation 70 of the CIL Regulations (as amended).