

The following **do not** affect the Annual Rental Value of your property:

- Chimneys
- Driveways
- Fish ponds
- Garden areas
- Internal configuration or furniture
- Number of bedrooms or bathrooms
- Pathways or walkways
- Utility or mechanical rooms



Please visit the Department's website for additional information on Annual Rental Values.

[www.landvaluation.bm](http://www.landvaluation.bm)

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## Contact Land Valuation

### General Enquiries

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#### Email Addresses

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#### Physical Address

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#### Mailing Address

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P O Box HM 1384  
Hamilton HM FX

#### Hours of Operation

8.30 a.m. – 5:00 p.m.

Monday – Friday (Except Public Holidays)

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Flyer # 2

## Residential Property



## Residential Ancillary Areas and Amenities



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GOVERNMENT OF BERMUDA

# Residential Ancillary Areas and Amenities

It is not just the size of the living accommodation of a property that goes into the makeup of its Annual Rental Value (ARV). Other property characteristics are also taken into account, which include things such as ancillary areas and amenities

## Ancillary Areas

**Ancillary areas** are those parts of a residential property which are **not** living accommodation, but do **add** some value i.e. parts of the house which do not form part of the main dwelling directly.



To illustrate this point, below is a list of **all types of ancillary areas** which are taken into account by the Department in the calculation of a residential **ARV**:

- **Boat House**
- **Boat Stores**
- **Basement Stores**
- **Balconies**
- **Covered Patios**
- **Car Ports**
- **Changing rooms**
- **Conservatories**
- **Covered Verandahs**
- **Enclosed Patio**
- **External Stores**
- **External Laundry**
- **Gate House**
- **Garage**
- **Office**
- **Pool House**
- **Patios**
- **Playroom**
- **Porches**
- **Refrigerated Storage**
- **Slat House**
- **Sun Porch**



- **Shop (domestic)**
- **Stable**
- **Tennis Pavilion**

## Amenities

**Amenities** are those facilities which enhance the value of a property that are not reflected in the living accommodation or ancillary areas. Below is a list of all the amenities which are taken into account by the Department in the calculation of a residential ARV:

- **Private Beach**
- **Beach Adjacent**
- **Dock**
- **Jetty**
- **Swimming Pool**
- **Sauna**
- **Shared Swimming Pool**
- **Boat Slip**
- **Squash Court**

