



BYLAW

Bylaw Number: 1351/21

A BYLAW OF THE MUNICIPALITY OF THE TOWN OF NANTON IN THE PROVINCE OF ALBERTA TO LICENSE AND REGULATE BUSINESSES.

WHEREAS it is deemed desirable and equitable to enact a Bylaw to provide for the licensing of any business operating within the Town of Nanton; and

WHEREAS it is provided in and by the Municipal Government Act, being Chapter M-26, 2000, Section 8, and amendments thereto, that the Council may regulate and license any type of business or industry;

NOW THEREFORE the Council of the Municipality of the Town of Nanton in the Province of Alberta duly assembled enacts as follows:

1. DEFINITIONS:

This Bylaw will be cited as the "**Business License Bylaw**" of the Town of Nanton.

- 1.1 **Act** means the Municipal Government Act, RSA 2000, Chapter M-26, as amended from time to time.
- 1.2 **Agent** means every person who, by mutual consent, acts on behalf of and represents another, including a sales representative or a person in care and control of the premises where a Business is being conducted.
- 1.3 **Annual Business License** means a Business License that is in effect for longer than seven (7) days, commencing no earlier than the 1st day of January and terminating at midnight on the 31st day of December in the year for which the said license is issued, subject to renewal.
- 1.3 **Application** is an application for a business license in accordance with Section 3.1 of this Bylaw and in such form as may be determined by the License Officer from time to time.
- 1.4 **Applicant** means any Entity that makes an Application for any license under the provisions of this Bylaw.
- 1.5 **Appeal Board** means the Appeal Board as formed, or approved, by the Council to review and hear an appeal, as per the terms of this Bylaw.
- 1.6 **Business** means a commercial, merchandising or industrial activity or undertaking; a profession, trade occupation, calling or employment; or an activity providing goods or services, whether or not for profit and however organized or formed, including a co-operative or association of persons.

- 1.7 **Business License** means an Annual Business License, Weekly Business License or Daily Business License issued by the License Officer pursuant to this Bylaw.
- 1.8 **Business License Fee** means the fee set out from time to time in the Town of Nanton, Fees and Rates Bylaw, as amended.
- 1.9 **Business Premises** means a store, office, warehouse, building enclosure, yard or other place occupied or capable of being occupied for the purpose of carrying on a Business, and for the purposes of this Bylaw, may include any residential dwelling approved for a Business License.
- 1.10 **Carry on, carrying on, carried on, carries on** means to conduct, operate, perform, keep, hold, occupy, deal in or use, for a fee or exchange of benefits, whether as principal or Agent.
- 1.11 **CAO** means the Chief Administrative Officer of the Town of Nanton, or anyone designated by the Chief Administrative Officer to act on the Chief Administrative Officer's behalf.
- 1.12 **Council** means the Council of the Town of Nanton.
- 1.13 **Daily Business License** means a Business License that is in effect for the calendar day as specified on the license.
- 1.14 **Door-to-Door or Direct Sales or Services** refers to a Business, conducted by either an Entity or Agent, that goes to any place other than the Entity's place of business:
- selling or offering for sale any merchandise, including food products;
 - offering or conducting any service to any person; or
 - offering a contract for any sales or service; and
- is not a wholesale or retail dealer in such merchandise having a permanent place of business in the Town of Nanton.
- 1.15 **Entity** means any person, firm, partnership, corporation, association or society.
- 1.16 **Home Occupation** means an occupation, trade, profession or craft, carried on by an occupant of a dwelling unit as a use secondary to the residential use of the lot.
- 1.17 **Itinerant Show** means any form of a commercial entertainment or amusement conducted or performed by a person not a resident of the Town, but does not include entertainment produced by a person in the Town who has a Business License for producing or staging such entertainment.
- 1.18 **Land Use Bylaw** means the Town of Nanton's Land Use Bylaw, as amended or replaced.
- 1.19 **License Officer** means the CAO or the person(s) designated to be responsible for the administration of the provisions of this Bylaw.
- 1.20 **Licensee** means the Entity that has been issued a Business License pursuant to the provisions of this Bylaw.
- 1.21 **Market** means the business of providing to an Entity for compensation, stalls or other similarly restricted areas for the demonstration of products and services, disposal and sale of goods, wares or merchandise to the public, at a single location or premises, including but not limited to Farmer's Markets, Flea Markets, Craft Shows or Trade Fairs.



- 1.22 **Mobile Business Unit** means a motor vehicle, temporary structure or display or stand from which business is carried on and which is not a permanent Business Premises.
- 1.23 **Non-Resident** refers to a Business operated by an Entity whose business, trade or occupation is not operated at a premises located within the corporate limits of the Town of Nanton.
- 1.24 **Non-Profit Organization** means a person, association of persons, or a corporation, duly registered, which cannot at any time distribute any dividend or profit to its members and includes but is not limited to:
- a religious society, church or organization;
 - a registered charitable organization;
 - a service organization;
 - a community, veterans' or youth organization;
 - a minor sports organization;
 - a social, sport or fraternal organization or club; or
 - a school.
- 1.25 **Peace Officer** means:
- a member of the Royal Canadian Mounted Police;
 - a Peace Officer appointed under the Peace Officer Act, SA 2006, Chapter P-3.5, or
 - a Bylaw Enforcement Officer as appointed by the Town to enforce bylaws of the Town.
- 1.26 **Fees and Rates Bylaw** means the Town of Nanton Fees and Rates Bylaw, as amended or replaced.
- 1.27 **Resident** refers to a Business operated by an Entity at a premises located within the corporate limits of the Town of Nanton.
- 1.28 **Town** means the Municipal Corporation of the Town of Nanton, in the Province of Alberta.
- 1.29 **Violation Ticket** means a ticket issued pursuant to Part 2 of the Provincial Offences Procedure Act, RSA 2000, Chapter P-34, as amended from time to time, and regulations thereunder.
- 1.30 **Weekly Business License** means a Business License that is in effect for a seven (7) consecutive calendar day period commencing on the day specified in the license.

2. General Provisions:

- 2.1 Every Business License shall conform to the provisions of this Bylaw and of all other bylaws applicable to the Business, and all other bylaws applicable to the location(s) in respect of which such a Business License was issued.
- 2.2 The License Officer, or their designate, will be responsible for the administration of the provisions of this Bylaw.
- 2.3 The License Officer, or their designate:
- will receive, consider, and process Applications for Business Licenses and requests for changes to Business Licenses,



- will record and file such information with respect to licenses as may be considered necessary by the License Officer,
 - may periodically visit and inspect Business Premises and construction sites for the purpose of ascertaining whether the Licensee is complying with the provisions of this or any applicable bylaw,
 - may ascertain as far as reasonably practicable, that all information furnished by an Applicant in connection with an Application for a Business License is true in substance and in fact,
 - may request fire, building or health inspections of all premises and locations as deemed necessary prior to issuance,
 - may investigate complaints filed against a Licensee and, if necessary, assess if licence suspension, revocation or other penalties need to be considered pursuant to this Bylaw,
 - will collect Business License fees pursuant to this Bylaw,
 - will grant, with or without conditions, or refuse Business Licenses where deemed appropriate and for just and reasonable grounds.
- 2.4 No Entity shall carry on or operate any Business within or partially within the Town without first paying to be the holder of a valid and subsisting Business License, and paying the prescribed fee as set out in the Fees and Rates Bylaw, as amended.
- 2.5 No Business License shall be issued until an Applicant holds a valid Development Permit, where required, for the location or premises identified in the Application.

3. License & Application

- 3.1 Every Applicant for a Business License or for a renewal of a Business License provide the following information, in the form prescribed by the License Officer:
- The civic and legal address for the proposed place of Business;
 - The trade name under which the proposed Business will operate;
 - The full name, mailing address, and telephone number of the registered office for the Business;
 - Any certificate, authority, permit, license or other document of qualification under this or any other bylaw, or under any Statute of Canada or the Province of Alberta that may be required in connection with the carrying on of the Business;
 - Where the Applicant is engaging in Door-to-Door or Direct Sales or Services, full contact details of any corporate prime contractor that has engaged the Applicant for the work; and
 - Such other information as the License Officer may reasonably require.
- 3.2 An Entity organizing or operating a Market shall be required to obtain a license for each location. The Entity organizing a Market shall furnish to the License Officer upon request all information available to them concerning the operator of any stall that is operated on the premises of a Market.
- 3.2.1 An Entity operating a stall on the premises of a Market does not require a license, provided the Entity organizing such Market holds a valid Business License for that Market.
- 3.3 An Entity operating an Itinerant Show or conducting any event which is considered to be a Business shall be subject to all provisions of this Bylaw.



- 3.4 An Entity or its duly appointed Agent, shall make an Application or amendments to an Application on a form supplied by the Town, furnishing such information as the form shall require and such additional information as may be reasonably be required, in accordance with the provisions of this Bylaw and the Freedom of Information and Protection of Privacy Act, RSA 2000, Chapter F-25 and Regulations and any amendment thereof.
- 3.5 Every Entity applying to operate a Business within a Public Institutional Land Use District, as defined within the Land Use Bylaw, as amended, must receive prior written approval of the License Officer and any organization operating such property.
- 3.5.1 No Business operating pursuant to Section 3.5 may remain on the premises for longer than the number of days approved by the License Officer.
- 3.6 Applicants must submit to the Town the appropriate Business License Fee.
- 3.7 Annual Business Licenses issued under the provisions of this bylaw, unless revoked, shall terminate at midnight on the 31st day of December in the year in which the said license was issued.
- 3.8 Business License fees are non-refundable.
- 3.9 Business Licenses are not transferable.
- 3.10 The fee for an Annual Business License for a Resident, Non-Resident or Home Occupation Business, for which a new Application is received after June 30 in a calendar year, may be pro-rated to one half the applicable fee, as per the fees stated within the Fees and Rates Bylaw; however, the fee for an Annual Business License for a Market shall not be pro-rated.
- 3.11 Should a Licensee wish to change its Business License to reflect a change of either the operating name (without change of ownership) or the premises from which it operates, the Licensee shall, within 10 days of such change, notify the License Officer and surrender to the License Officer the Business License issued with respect to the previous name or premises. Upon being satisfied that there has been no other change in the circumstances of the licensed Business, and that the new location meets all the requirements as set out in this Bylaw, the License Officer may issue a replacement of the original Business License. The expiry date of the Business License shall be the same as the one being replaced.
- 3.12 Any Licensee pursuant to a Daily or Weekly Business License that wishes to extend that license to a Weekly or Annual Business License, may apply at any time during the calendar year to extend the license, and any Business License Fees paid in respect of the original Business License shall be deducted from the applicable Business License Fee for the extended license.
- 3.13 In the case of a Licensee operating one or more Businesses from a single property, these Businesses can be integrated under a single Business License if all other conditions pursuant to this Bylaw are satisfied.
- 3.14 In the case of more than one Business operating on the same property, a Business License shall be required for each Business.
- 3.15 A single Business operating at multiple locations within the municipality may do so under a single Business License provided that any proposed location changes, additions or deletions, subsequent to the initial issuance of a Business Licence, are reported to the Town for the following reviews:

- Land Use Bylaw compliance;
 - Business License Bylaw compliance; and
 - Non-Residential Assessment Sub Class eligibility.
- 3.16 An applicant for a Business License shall comply with all requirements as set out in this Bylaw as well as all applicable Federal, Provincial and Municipal Statutes, Regulations, Bylaws and Codes, all licensing requirements under the Fair Trading Act, RSA 2000, Chapter F-2, or any other lawfully enacted provisions that may govern the Business or premises used in conducting the Business to which the Application pertains, and shall verify by signature this compliance in a form acceptable to the License Officer.
- 3.17 A Licensee shall maintain, on a continuous basis, the standards and requirements necessary to obtain a Business License or any standards that are imposed by bylaw or any other legislation after the Business License is issued.
- 3.18 Where any certificate, authority, license or other document of qualification under this or any other bylaw or under any statute of Canada or the Province of Alberta is suspended, cancelled, terminated or surrendered, the License Officer shall suspend any license issued under this Bylaw based in whole or in part on the certificate, authority, license or other document of qualification.
- 3.19 Proof of one transaction or offer to transact in a Business, or of any advertising of a Business operating within the Town, is sufficient to establish that a business is being carried on for the purpose of determining if a Business License is required.
- 3.20 An Annual Business License for an existing, licensed Business shall be renewed by the 31st day of January each year. Renewal shall be effected by a Licensee submitting to the License Officer the Annual Business License Fee, relevant development applications where necessary, and any other documentation requested by the License Officer.
- 3.21 Business License renewal invoices paid by the 31st day of January will be charged at a discounted fee rate that is identified in the Fees and Rates Bylaw.
- 3.22 No person shall give false information in any Application or in any request for a change or a renewal to a Business License.

4. Door-to-Door Businesses and Mobile Business Units

- 4.1 A Door-to-Door or Direct Sales or Services Business shall require its agents to wear legible and visible identification cards at all times showing:
- the salesperson's full name; and
 - the name, business address and phone number of the Licensee.
- 4.2 Upon request, a Door-to-Door or Direct Sales or Services Business must make available to the License Officer or Peace Officer a list of current Agents, including full names and contact information.
- 4.3 A person carrying on business on behalf of a Door-to-Door or Direct Sales or Services Business shall:
- upon the request of a prospective customer or the License Officer, or a Peace Officer, immediately present their identification credentials, and



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- carry a copy of proof of payment of Business License Fees, indicating the expiry date for the Business License obtained for the Business, and shall provide this proof to any prospective customer or the License Officer or Peace Officer who requests the documentation.
- 4.4 A Door-to-Door or Direct Sales or Services Business may only be conducted at a dwelling unit between the hours of 9:00 a.m. and 8:00 p.m. daily.
 - 4.5 A Door-to-Door or Direct Sales or Services Business is not permitted to be carried on from private property without the prior written consent of the property owner, or from a Mobile Business Unit.
 - 4.6 A Licensee who holds a Business License which applies to specific premises or a Mobile Business Unit must keep it posted in public view in the licensed premises or on the Mobile Business Unit.
 - 4.7 Mobile Business Units may only participate in a Market, or a special or community event approved by the Town when the Mobile Business Unit complies with Sections 4.8, 4.9 and 4.10.
 - 4.8 A Mobile Business Unit may operate in a Public Institutional Land Use District pursuant to Section 3.5.
 - 4.9 Mobile Business Units are permitted on the premises of a hosting Business in a non-residential district when providing services that directly benefit the hosting Business on the same site for an unlimited period, unless otherwise stated in the Land Use Bylaw, at the discretion of the hosting Licensee.
 - 4.10 Pursuant to Section 4.9, both the hosting Business and Mobile Business Unit must independently hold valid Business Licenses, unless the hosting Business holds a Business License for a Market pursuant to Section 3.2.
 - 4.11 A Mobile Business Unit that is issued a Temporary or Seasonal License of Occupation (LOC) pursuant to Town policy for operation in a street, boulevard or area of municipal property must also hold a Business License that is valid for at least the same period as the duration of the LOC.
 - 4.12 Mobile Business Units shall adhere to all provincial and municipal regulation.

5. Refusal, Revocation and Suspension

- 5.1 A License Officer shall refuse an Application:
 - If the Applicant has failed to provide all the information required or requested under this Bylaw;
 - To any Applicant not properly licensed or approved or otherwise not in compliance with any Federal, Provincial or Municipal statute, regulation, bylaw or other requirements; or
 - If a License Officer determines that there are reasonable grounds not to issue a Business License. Such grounds may include, but are not limited to pending legal proceedings, existing Bylaw compliance and enforcement files and a criminal record.
- 5.2 A License Officer may suspend or revoke a Business License if:
 - The Business fails to comply with the licensing requirements of this Bylaw; or
 - The License Officer has reasonable grounds to believe that operation of the Business poses a danger to the safety, health or welfare of the public.



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- 5.3 The License Officer may make inquiries and receive information, including information from the Applicant, to determine whether there are just and reasonable grounds for refusal of an Application, or a revocation, or a suspension of a Business License.
- 5.4 A suspension of a Business License may be:
- For a period not exceeding the unexpired term of the Business Licence; or
 - Where the suspension is for non-compliance with the licensing requirements of this Bylaw, until the holder of the suspended Business License proves compliance to the satisfaction of the License Officer.
- 5.5 A Business License may be revoked or suspended for non-compliance with any law or regulation notwithstanding that the holder of the Business License has not been prosecuted for a contravention of that law, where the Licensing Officer has reasonable grounds to believe that the Business poses a danger to the safety, health or welfare of the public, or to the protection of property.
- 5.6 Upon a Business License being refused, revoked or suspended, the License Officer shall notify the Applicant or Licensee in writing of the refusal, revocation or suspension and the reasons for it by:
- delivering a notice to the Applicant or Licensee personally; or
 - delivering a notice by registered mail to the Applicant or Licensee's most recent place of business or residence as shown on the Business License or Application; or
 - delivering a notice by process server to the Applicant or Licensee's most recent place of business or residence as shown on the Business License or Application in the event that registered mail is refused and the step is necessary in the opinion of the License Officer.
- 5.7 After the delivery of a notice of the refusal of an Application or a suspension or revocation of a Business Licence, the Business shall not be carried on until such time as a Business Licence is issued or the suspended Business License is reinstated.
- 5.8 Where an Application for a Business License has been refused, revoked or suspended or an exemption has been refused, the Applicant or Licensee may appeal the decision to the Appeal Board. All appeals shall be made in writing to the Town and received by the Town with forty-five (45) days of the date of issue of refusal, revocation or suspension.
- 5.9 In an appeal hearing, the Appeal Board may hear the appellant, the License Officer and any other person who, in the opinion of the Appeal Board, is affected by the decision.
- 5.10 Upon receipt of an appeal under Section 5.8, the Appeal Board, shall:
- Schedule and hold an appeal hearing not more than thirty (30) days following receipt of the appeal;
 - Advertise the date, time and details of the appeal hearing at least once a week for two (2) consecutive weeks in at least one newspaper or other publication circulating in the area to which the appeal relates;
 - Allow any third party to make written or oral representation in support of or in opposition to the appeal at its first regular meeting following receipt of the recommendation; and
 - it shall make a decision upon the appeal.
- 5.11 Council may extend the time frames referred to in Section 5.10 of this Bylaw, but any such extension shall not exceed fifteen (15) days in total.



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- 5.12 The Town shall notify the appellant, in writing, of the outcome of the appeal within seven (7) business days of the decision being rendered by the Appeal Board.

6. Necessity for Business Licence

6.1 No Business License shall be required for:

- A Business that is carried on or contracted out by the Government of Alberta or the Government of Canada;
- A Business that is a charitable organization or Non-Profit Organization;
- A Family Day Home as defined in the Land Use Bylaw;
- A Business that carries on its activities at a Farmer's Market operated by the Town or an organization that is registered with the Farmer's Market Association;
- A Business carried on or operated by the Town;
- Any Business that is exempt under the provisions of any statute of Canada or the Province of Alberta;
- A craft sale, rummage sale, a flea market or a residential garage sale where the duration of the activity is less than seven (7) consecutive days;
- A Non-Resident Business to deliver goods within the Town when those goods are purchased by the recipient from a place or business outside the Town;
- A wholesale vendor distributing articles of merchandise on a wholesale basis to retail merchants for resale, but said vendor must otherwise comply with all provisions of the Bylaw.

- 6.1.1 The onus of proving that a Business is exempt from requiring a Business License is on the Business alleging the exemption.

6.2 Where goods and services are being supplied to the Town:

- No Business Licence shall be required for Non-Resident Businesses where they are exclusively providing goods and services to the Town and conduct no other business within the municipality; and
- Resident Businesses shall be required to have a Business Licence in order to be awarded contracts or orders by the Town.

7. Alberta Southwest Regional Business Licence

7.1 Definitions

- **Member Municipality** shall mean those municipalities that are members of the Alberta Southwest Regional Alliance and have agreed to participate in the Regional Business License Program.
- **Regional Business License** shall mean a license to operate in any member municipality.
- **ABSW** shall mean the Alberta Southwest Regional Alliance.

- 7.2 As an option, for an additional flat fee, each Resident Business with a valid Annual Business License will be issued a Regional Business License. The purchase of a Regional Business License does not negate the requirement for a Business to hold a local business license in each community in which it maintains a storefront or physical presence.



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- 7.3 Each Regional Business License shall be evidenced by a seal, the design of which shall be approved by ABSW and recognized by all Member Municipalities, affixed to the associated Annual Business License certificate.
- 7.4 An amount of the Regional Business License fee, agreed upon by ABSW and the Town, will be forwarded monthly for deposit to the credit of ABSW.
- 7.5 If any Member Municipality revokes a local Annual Business License of a Business that has also purchased a Regional Business License, that revocation shall also apply to the Regional Business License and the municipality must, within three working days, notify all Member Municipalities.
- 7.6 If a Business that has also purchased a Regional Business License cancels its local Business License, said cancellation shall also apply to the Regional Business License and the municipality where the Business is located must, within three (3) working days, notify all Member Municipalities of the cancellation.
- 7.7 Each Member Municipality retains the right to request proof that a Business operating within the municipality, but residing in another Member Municipality, has purchased a Regional Business License. If said Business does not possess a valid Regional Business License, the municipality at its discretion may enforce the penalties set out in this Bylaw, or the municipality's own equivalent bylaw as the case may be.
- 7.8 Nothing in this Bylaw shall be construed to grant ABSW any regulatory authority with respect to local Business Licenses in the Town.

8. License Form / Identification / Display

- 8.1 Every Licensee must present a valid Business License certificate should the License Officer, Peace Officer, or any person with whom business is being conducted request to see it. The Business License certificate shall be posted in a conspicuous place on the Business Premises of the Licensee, so that it is clearly visible to the public.
- 8.2 An Annual Business License certificate will be issued on a form bearing the identification of the Town.
- 8.3 Daily and Weekly Business License certificates will be in the form of an official Town receipt indicating the date(s) for which the license is valid.
- 8.4 All Business License certificates issued pursuant to this Bylaw are and shall remain the property of the Town.
- 8.5 A Licensee who does not carry-on business at a specific premises must carry or have immediately available, its Business License certificate, and shall, upon request, immediately produce the certificate to a License Officer or a Peace Officer, or any person with whom the Licensee is carrying on business.
- 8.6 A person must not reproduce, alter, or deface a Business License certificate.



9. Offences and Penalties

- 9.1 Where a License Officer or Peace Officer reasonably believes that a person has contravened any provision of this Bylaw, a Violation Ticket may be served upon that person.
- 9.2 A Violation Ticket issued by a License Officer, Bylaw Enforcement Officer or Peace Officer must be paid within ten (10) working days to the Town as per Schedule 'A' attached to this Bylaw.
- 9.3 Unpaid Violation Tickets may be added to the Annual Business License Fee of the subject Business and collected at the time of renewal of the Annual Business License at the discretion of the Town.
- 9.4 Any person who contravenes any provision of this Bylaw is guilty of an offence under this Bylaw and is liable upon summary conviction to a fine as outlined in Schedule 'A' attached to this Bylaw.
- 9.5 The imposition of a fine either by issuance of a Violation Ticket or by summary conviction shall not relieve a person so fined from any debt owing to the Town for an unpaid Business License Fee.

10. Severability

- 10.1 Each separate provision of this Bylaw shall be deemed independent of all other provisions herein, and if any provision of this Bylaw is declared invalid, all other provisions hereof shall remain valid and enforceable.

11. General and Interpretation

- 11.1 Nothing in this Bylaw relieves a person from complying with any provision of any Federal or Provincial law or regulation, other bylaw, or any requirement of any lawful permit, order or license. The issuance of a Business License shall not be deemed to be confirmation that a person has complied with the requirements of any Federal or Provincial law or regulation or other bylaw.
- 11.2 Words in the singular include the plural and words in the plural include the singular.
- 11.3 Schedule "A" to this Bylaw shall be included in and form part of this Bylaw.
- 11.4 Bylaw 1280/16 is hereby repealed.

Effective Dates and Readings

This Bylaw shall come into effect

Read a **first** time this 7th day of June, 2021.

TOWN OF NANTON



Read a **second** time this 7th day of June, 2021.

TOWN OF NANTON



Read a **third** time this 7th day of June, 2021.

TOWN OF NANTON



SCHEDULE "A" TO BYLAW # 1351/21

Specified Penalties

Section	Violation	First Violation	Second Violation	Third Violation
S.2.4	Carry on business without paid license fee	\$250.00	\$500.00	\$1,000.00
S.3.17	Contravene condition of Business License	\$250.00	\$500.00	\$1,000.00
S.3.22	Give false information in an Application	\$250.00	\$500.00	\$1,000.00
S.5.7	Carry on business when suspended	\$500.00	\$1000.00	\$2,000.00
S.8.1	Fail to post or present Business License certificate	\$250.00	\$500.00	\$1,000.00
S.8.5	Fail to carry or show Business License certificate	\$250.00	\$500.00	\$1,000.00