



**Village of Rycroft
Request for Decision**

Council Meeting Date: June 15, 2021

TOPIC: Tax Sale 2021

CAO RECOMMENDATION: That Council set the date for the annual Tax Sale as Monday, September 13, 2021, at 10:00 a.m. in the Village Council Chambers; AND THAT Council set the reserve bids for the sale properties as follows:

<u>Roll Number</u>	<u>Address</u>	<u>Value</u>
134.000	4728 51 Street	\$100,030
183.000	4748 52 Street	\$ 29,480
260.000	4603 49 Street	\$ 29,800
307.000	4532 48 Street	\$308,040
319.000	4539 48 Street	\$ 59,350
427.000	4639 46 Street	\$119,980
439.000	4404 46A Avenue	\$ 16,830

BACKGROUND: The 7 properties all have outstanding arrears taxes. All properties have a Tax Recovery Notification on title. As per the *Municipal Government Act Division 8 Recovery of Taxes Related to Land*, the municipality must set a reserve bid on tax sale properties of market value to sell the property to collect the outstanding balance owing to the municipality.

2 properties have been removed from the list as they have entered into a monthly tax arrears payment plan. Provided they complete the agreed upon payment schedule, their property will not be added to the list.

The Tax Arrears List was sent to the Registrar of Land Titles days prior to March 31, 2020, and the property owners were given one year to pay the arrears taxes.

The sale values are based on our Municipal Assessor's assessment of land and improvements.

The property or properties being auctioned must be advertised in one issue of the Alberta Gazette. The auction date must be listed in the Gazette not less than 40 days and not more than 90 days before the auction. Therefore, the suggested timetable is as follows:

Alberta Gazette

Alberta Gazette - Publication and Advertising Deadline Dates page

Issue of Gazette	Deadline for ads to be received (10 working days)	Earliest date on which Public Sale of Land may be held (then < 50 days after)
July 15, 2021 July 31, 2021	June 30, 2021 July 19, 2021	August 25, 2021 September 10, 2021

June 15 Council approval

June 18 Send owners a letter and last chance to clear account

July 31 Advertise remaining properties in the Alberta Gazette

August 31 and September 7 Advertise in the Central Peace Signal

September 13 Tax Sale Day

If any of the properties pay the balance of the account prior to the tax sale day, they will be removed from the list.

IMPLICATION OF DECISION

FINANCIAL IMPLICATIONS: Any funds collected from the sale of property would first go towards clearing up any amounts owing to the Village, and any costs associated with the process. After that, surplus funds would be available to the previous owner.

POLICY AND/OR LEGISLATIVE IMPLICATIONS: The Municipality must follow the *Municipal Government Act Division 8 Recovery of Taxes Related to Land*.

The Gazette is published twice monthly, first on the 15th and again at the end of the month. The deadline for submission of an advertisement is two weeks prior to the publishing day.

ALTERNATIVE OPTIONS:

- Council could choose a different tax sale day
- Council could set the sale prices at a different value level

ATTACHMENTS: None

Peter Thomas

Chief Administrative Officer

June 15, 2021

Date