



**Village of Rycroft
Request for Decision**

Council Meeting Date: May 17, 2022

TOPIC: Tax Sale 2022

CAO RECOMMENDATION: That Council set the date for the annual Tax Sale as Tuesday, July 26, 2022 at 10:00 a.m. in the Village Council Chambers; AND THAT Council set the reserve bid for the sale property as follows:

| <u>Roll Number</u> | <u>Address</u> | <u>Value</u> |
|--------------------|----------------|--------------|
| 135.000 | 4732 51 Street | \$ 20,610 |

BACKGROUND: The sole property has outstanding arrears taxes. The property has 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.

Another property has 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, 2021, 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 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) |
|------------------|--|---|
| June 15, 2022 | June 1, 2022 | July 26, 2022 |

May 17 Council approval

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

June 15 Advertise remaining properties in the Alberta Gazette

July 12 and July 19 Advertise in the Central Peace Signal

July 26 Tax Sale Day

If the balance of the account on the property is paid prior to the tax sale day, then it will be removed from the auction 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

May 17, 2022

Date