Village of Rycroft
Request for Decision

Council Meeting Date: April 18, 2023

TOPIC: Tax Sale 2023

CAO RECOMMENDATION: That Council set the date for the annual Tax Sale as Wednesday, July 26, 2023 at 10:00 a.m. in the Village Council Chambers; AND THAT Council set the reserve bid for the sale property as follows:

Roll Number	Address	Value
206.000	4648 53 Street	$114,560
306.000	4536 48 Street	$ 15,740
350.000	4603 47 Street	$ 76,550
418.000	4411 46 Avenue	$181,490

BACKGROUND: The properties listed have 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.

The Tax Arrears List was sent to the Registrar of Land Titles days prior to March 31, 2022, 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:

Publication dates

Issue of The Alberta Gazette	**Ad submission and regulation filing deadline (10 working days prior to date of issue)**	**Earliest date on which public sale of land may be held***
May 31, 2023	May 16, 2023	July 11, 2023

Timeline:

April 18 Council approval
April 20 Send owners a letter and last chance to clear account
May 10 Send ad to Gazette
May 31 Advertise remaining properties in the Alberta Gazette
July 11 and July 18 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 — April 18, 2023

Chief Administrative Officer — **Date**