Village of Rycroft
Request for Decision

Council Meeting Date: April 3, 2024

TOPIC: Tax Sale 2024

CAO RECOMMENDATION: That Council set the date for the annual Tax Sale as Wednesday, June 12, 2024 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
90.000	4524 50 Street	$ 43,490
171.000	4611 53 Street	$ 43,740
273.000	4616 48 Street	$114,950
303.000	4539 49 Street	$ 63,100
305.000	4540 48 Street	$ 44,600

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, 2023, 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**
April 30, 2024	April 16, 2024	June 10, 2024

Timeline:

April 3 Council approval
April 16 Send Tax Sale Advertisement to the Alberta Gazette
April 17 Send owners a letter and last chance to clear account
April 30 Advertisement appears in the Alberta Gazette (40-90 days before the auction)
May 1 to June 12 Advertise on Village Webpage and Village Facebook Page
May 28 Advertise in the Central Peace Signal (10-20 days before sale)
June 12 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.
A second advertising requirement is the auction must be advertised in one issue of a newspaper having general circulation in the municipality.

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 — March 28, 2024

Chief Administrative Officer — **Date**