



2024 Tax Recovery Sale Reserve Bids

Electoral Division: All

File: 0785

Date:	July 23, 2024		
Presenter:	Adrienne Wilson, Supervisor Taxation & Receivable		
Department:	Financial Services		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

Under sections 418 and 419 of the Municipal Government Act (MGA), each municipality must offer for sale at a public auction any parcel of land shown on its tax arrears list if the tax arrears are not paid. Council must set a reserve bid as close as reasonably possible to the market value of each parcel of land to be offered for sale at a public auction.

Assessment Services establishes the market values that create the reserve bid. Rocky View County's 2024 tax recovery sale is scheduled for 2:00 p.m. on Friday, October 11, 2024. The Financial Services manager will serve as the auctioneer, and a tax department representative will serve as the recording secretary for this tax recovery sale. The Assessment Services manager, or designate, will also attend.

This tax recovery sale will only proceed if the outstanding tax arrears as of December 31, 2023, remain unpaid at 2:00 p.m. on October 11, 2024.

ADMINISTRATION'S RECOMMENDATION

THAT Council approve the reserve bids for the 2024 tax recovery sale as presented in Attachment A.

BACKGROUND

The tax recovery sale encompasses properties with taxes that are three years in arrears. Attachment A details the reserve bids (market values) established by Assessment Services. Supplementary information for each property subject to the tax recovery proceedings will be disclosed at the time of sale.

As per sections 420 and 425 of the MGA, the County is entitled to the right of possession and the right to dispose of a parcel of land if it is not sold at the public auction. In conjunction with these requirements, section 419 of the MGA states that Council must, for each parcel of land to be offered for sale at public auction, set a reserve bid as close as reasonably possible to the parcel's market value.

COMMUNICATIONS / ENGAGEMENT

The Alberta Gazette will advertise the public auction on July 31, 2024. Letters with a copy of the Alberta Gazette advertisement will be mailed to all owners and interested parties before the end of August. An ad will also be posted in the Rocky View Weekly and on the Rocky View website on September 24, 2024.

IMPLICATIONS

Financial

There are no financial implications.



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**STRATEGIC ALIGNMENT**

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This report is a statutory obligation under section 419 of the *Municipal Government Act*.

**ALTERNATE DIRECTION**

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Administration does not have an alternate direction for Council's consideration.

**ATTACHMENTS**

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Attachment A: 2024 Tax Recovery Sale Reserve Bids

