



FINANCIAL SERVICES

TO:	Council	DIVISION: ALL
DATE:	September 1, 2020	
FILE:	2020-250	
SUBJECT:	2020 Tax Recovery Sale Properties – Reserve Bids & Tax Sale Conditions	

POLICY DIRECTION:

In accordance with Section 419 of the *Municipal Government Act* (MGA), “Council must set a reserve bid for each parcel of land offered for sale and any conditions that apply to the sale.”

EXECUTIVE SUMMARY:

Due to the COVID-19 pandemic, the April 17, 2020, Rocky View County’s Tax Sale was cancelled and is being rescheduled for December 4, 2020. Properties with outstanding tax arrears for three years are subject to this sale. The purpose of this request is for Council to consider the conditions that apply to the 2020 Tax Sale. The reserve bids (market values) established by the County’s Assessment Services department are attached in Attachment A, and the tax sale conditions are presented below.

Administration requests authorization of the 2020 tax sale conditions as follows:

TERMS:	Cash or certified cheque.
DEPOSIT:	10% of bid at the time of the sale on December 4, 2020
BALANCE:	90% of the bid within 30 days of receipt by Rocky View County; Goods and Services Tax (GST) applicable as per Federal Statutes

In accordance with Sections 420 and 425 of the *Municipal Government Act*, 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.

This tax sale will only proceed if the outstanding tax arrears as of December 31, 2019, remain unpaid as of 2:00 p.m. on December 4, 2020.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATION(S):

None.

**OPTIONS:**

- Option #1 THAT the reserve bids for the 2020 tax sale, as presented in Attachment 'A', and the tax sale conditions be approved as follows:
- TERMS: Cash or certified cheque.
- DEPOSIT: 10% of bid at the time of the sale on December 4, 2020.
- BALANCE: 90% of the bid within 30 days of receipt by Rocky View County; Goods and Services Tax (GST) applicable as per Federal Statutes.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

Executive Director
Corporate Services

Chief Administrative Officer

BW/rp

ATTACHMENTS:

ATTACHMENT 'A' – Reserve Bids

Attachment 'A' (Reserve Bids)

Title	LINC #	Legal	Acres	Reserve Bids	Division
				as of March 5,2020	
011310617	0021591277	SE 35-22-28-04 W Blk A, N Blk B	1.13	\$15,000	4
151184225	0027329523	PI 9810012 Blk 13 Lot 6 SW 23-23-27-04	0.25	\$490,000	4
161217421	0034438663	PI 1013145 Blk 2 Lot 23 NE 29-24-28-04	0.34	\$960,000	5
101148240	0032754418	PI 0714894 Unit 13 N1/2 02-24-0305	0.52	\$1,200,000	3
921263749+2	0023853484	PI 8010793 Blk 2 SW 13-24-03-05	29.52	\$220,000	3
081399817	0021661293	SE 18-25-27-04 N&E of Canal	83.95	\$140,000	5
151222103	0026467506	PI 9511789 Blk 2 Lot 6 SE 31-25-02-05	2.03	\$940,000	8
071462657	0024783227	PI 9310786 Blk 1 Lot 16 SW 12-25-03-05	2.02	\$1,450,000	2
951178172	0026472183	PI 9511836 Blk 2 Lot 52 NE 16-25-03-05	2.03	\$330,000	2
141054952	0034081497	PI 0914699 Unit 20 N 13-26-06-05	1.06	\$140,000	9