



FINANCIAL SERVICES

TO:	Council	
DATE:	March 8, 2022	DIVISION: All
FILE:	N/A	APPLICATION: N/A
SUBJECT:	2022 Tax Recovery Sale Properties – 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”. Further, Section 421(1)(a) of the MGA details the required time frame for the advertisement of a public auction in the Alberta Gazette.

EXECUTIVE SUMMARY:

Properties with outstanding tax arrears for three years are subject to Rocky View County’s 2022 Tax Sale. The purpose of this request is for Council to consider the conditions that apply to the 2022 Tax Sale.

Section 419 of the MGA requires that Council must set a reserve bid for each parcel of land offered for sale and any conditions that apply to the sale. Due to the time frame for advertising in the Alberta Gazette as required by Section 421(1)(a) of the MGA, Administration is requesting that only the tax sale conditions be set at this time. Administration will present a report to Council in July 2022, regarding the reserve bid(s) relating to properties that will potentially be sold at public auction.

Administration respectfully requests that Council authorize the 2022 tax sale conditions as follows:

DATE OF SALE:	September 30, 2022
TERMS:	Cash or certified cheque
DEPOSIT:	10% of bid at the time of the sale
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 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.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BUDGET IMPLICATION(S):

There are no budget implications associated with the report.

Administration Resources

Barry Woods, Manager of Financial Services



OPTIONS:

Option #1

THAT the 2022 Tax Sale conditions be approved as follows:

TERMS: Cash or certified cheque.

DEPOSIT: 10% of bid at the time of the sale on September 30, 2022.

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”

“Byron Riemann”

Executive Director
Corporate Services

Acting Chief Administrative Officer

BW/aw