

SALE OF LAND(S) FOR TAX ARREARS BY PUBLIC TENDER TENDER DOUCMENTS VILLAGE OF DEBDEN

The tender packages contain the required form(s) to be completed as part of a valid tender submission. Tender packages are available by request through the Municipal Office and on our website Debden.ca.

The sale of land for tax arrears by public tender is governed by *The Tax Enforcement Act*. A Municipality may recover unpaid property taxes through the sale of a property. By the time a property is eligible for tax sale, the property taxes are at least in their second year of arrears, usually longer.

Tax sales are not typical real estate transactions. The Municipality is generally interested in recovering unpaid taxes and associated costs of obtaining title and property maintenance and is not obligated to obtain fair market value. Prior to considering participating in a tax sale, it is **recommended that you seek independent legal advice from a lawyer** licensed to practice in Saskatchewan and in good standing with the Law Society of Saskatchewan.

1. The Municipality may not be fully aware of the condition of a property being advertised for sale nor does the Municipality make any representation as to its condition. The Municipality does not provide a survey or reference plan for any parcel of land subject to a tax sale.
2. The Municipality is not required to provide vacant possession of any properties which may be occupied by persons or property and accordingly, the purchaser should contact their lawyer.
3. The onus is on the tenderer to conduct his/her own inquiries into the characteristics and conditions of the property including zoning, access, work orders, power/energy and other arrears, building restriction, easements, liens, etc., each of which may survive the tax sale. The Municipality makes no representations whatsoever as to the quality and/or size of the land being purchased.
4. Properties sold through the tax sale process are sold without warranty and are sold as is.
5. The Municipality does not always provide access to properties that are subject to a tax sale. The Municipality may not have a key to the property and may not be in a position to provide one to the purchaser.
6. The Municipality does not provide legal advice in respect of tax sales or any other matters.

TENDER PROCESS

Tax sales are conducted through a public tender process.

Tenders must be submitted in a sealed envelope prior to the specified time using prescribed Form A, Tender to Purchase.

The tender must include a deposit of at least 10% of the tendered amount in the form of a money order, bank draft, or cheque certified by a bank or trust corporation.

Tenders are opened on the date and time advertised.

Following the opening, the Municipality or Municipal Auditor reviews all tenders for legislative and zoning compliance and determines if there are any qualified tenderers.

Rejected tenders are returned by mail to the tenderer along with their deposit and reason for rejection.

The Municipality will notify the selected successful tenderer of the balance to be paid in order for the tenderer to be declared the successful purchaser.

The balance due must be paid in full within 15 calendar days of the mailing date of the notice.

Upon receiving notification, the selected successful tenderer should immediately retain a lawyer licensed to practice in Saskatchewan and in good standing with the Law Society of Saskatchewan.

If the balance is not paid within the 15 days, the tenderer's deposit is forfeited and the property is offered for sale in the same manner to the next qualified tenderer.

If there is no successful tenderer, the lands may vest to the Municipality.

The Municipality reserves the right to withdraw any property from the tax sale process at any time prior to registration of a tax deed without notice.

The Municipality is not required to select any bid that is not enough to cover the amount of all outstanding arrears of taxes, penalties and costs.

Disclaimer: The information contained herein may become out-of-date as relevant legislation changes. While every effort will be taken to update the information, the Municipality cannot be held responsible for any legal liabilities arising from the use of the information.

Form A
Tender to Purchase from Village of Debden

To: The Village of Debden

Re: Sale of:

Lot 17 Block 7 Plan CP5226 #309- 3rd Street West, Debden Saskatchewan Parcel 133177080
(provide description of land, including the street address and municipality in which the land is located, or if there is no street address, the legal land location of the land)

1. I/we hereby tender to purchase the land described above for the amount of:
\$ _____ (CAD dollars) in accordance with the terms and conditions of *The Tax Enforcement Act* and the Tender Documents.
2. I/we understand that this tender must be received by the Village Office not later than 3:00 p.m. local time on **September 2, 2025** and that in the event of this tender being accepted, I/we shall be notified of its acceptance.
3. I/we enclose a deposit in the form require in the amount of \$ _____ (CAD dollars) made payable to the Village of Debden representing 10% (percent) or more of the tendered amount which will be forfeited if I/we are the successful tenderer(s) and I/we do not pay the balance of the full tendered amount, any taxes that may be applicable, and any accumulated taxes and all associated fees within 15 days of the mailing of the notice by the Administrator notifying me/us that I/we are the successful tenderer.
4. I/we desire the property and planned use for the property is described in this section and understand that any such purpose or use must comply with all local regulations, policies and bylaws of the Village of Debden including by not limited to the Zoning Bylaw. I/we will be using the property for (additional information may be attached to this form – sketch plan, notes, pictures etc):

This tender is submitted pursuant to terms and conditions of *The Tax Enforcement Act* and the Village of Debden's Tender Documents and by signing below I/we am/are verifying that I/we have reviewed and understand full Tender documents and terms and conditions of the sale.

Dated this _____ day of _____, 2025.

Print Full Name

Signature

Print Full Name

Signature

Print Full Name

Signature

Contact Information:

Name(s): _____

Mailing Address:

Email Address:

Phone Number (s):

For Office Use Only:

Resolution No. _____ ADOPTED / LOST dated: _____

SALE OF LAND BY PUBLIC TENDER

Take Notice that tenders are invited for the purchase of the lands described below and will be received until **3:00 p.m. local time on September 2, 2025**, at the Village of Debden Municipal Office, #204 2nd Avenue East, PO Box 400 Debden, Saskatchewan S0J 0S0.

The tenders will then be opened at the September Regular Meeting of Council. This meeting date is subject to change but is currently scheduled for September 11, 2025 at 7:00 in the Council Chambers at #204 2nd Avenue East. Debden, Saskatchewan S0J 0S0.

DESCRIPTION OF LANDS

Roll Number: 103 000

Assessment ID / Alt. #: 505006900

Legal Land Description (LLD): Lot 17, Block 7, Plan CP5226

Civic Address: 309 3rd Avenue West, Debden, Saskatchewan

Zoning: R1 Residential

According to the last returned assessment roll, the assessed value of the land is \$8,800 and improvements (building) \$23,200 for a total assessed value of \$32,000.

Other Property information: Property and house are sold as is.

Open House: None scheduled. Prospective bidders may phone the Village Office to schedule a walkthrough of the property.

TENDER REQUIREMENTS

Bidders are required to review the complete tender documents for important information regarding conditions of sale and responsibilities of the purchaser regarding property condition. Property photos will not be provided.

Tenders must be submitted in the prescribed form describing the bidder's plans for the property ensuring the purpose meets the requirements in the Village's Zoning Bylaw. The completed form must be accompanied by a deposit of at least 10% of the tender amount. Deposit shall be made by way of a certified cheque, bank draft or money order payable to the municipality.

The municipality makes no representation regarding the title or any other matters relating to the lands to be sold. Responsibility for ascertaining these matters rests with the potential purchasers.

The assessed value according to the last returned assessment roll may or may not be representative of the current fair market value of the property.

This sale is governed by The Tax Enforcement Act.

The successful purchaser will be required to pay the full amount tendered plus any taxes or fees that may be applicable, including all title transfer and legal fees.

The Municipality has no obligation to provide vacant possession to the successful purchaser.

For further information contact the Village of Debden.

Tamara Couture, Administrator

Village of Debden

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www.debden.ca