

HALIFAX REGIONAL MUNICIPALITY

PROPERTY TAX SALE BY TENDER

Tender Number: HRM-TaxSale14

Deadline for Bids: May 14, 2024 at 10:00 am



HALIFAX

Tender # HRM-TaxSale13
Instructions to Bidders:

In accordance with the *Halifax Regional Municipality Charter*, public notice is hereby given that the lands & premises listed in Schedule "A" located at <https://www.halifax.ca/home-property/property-taxes/tax-sale> shall be sold by Tender.

Bidders must complete and submit a separate bid form for each property they wish to bid on.

Further descriptions and inquiries are to be directed to hrmcollections@halifax.ca or 1-844-476-0002.

SEALED TENDERS are to be submitted:

- In digital format via submission to Halifax Regional Municipality's website: www.halifax.ca/form/bidsubmission-form
- on the Halifax Regional Municipality's bid form in a plain envelope marked "**Halifax Regional Municipality Tax Sale Property Tender**", to the Alderney Customer Service Centre located at 40 Alderney Drive, Dartmouth, Nova Scotia between 8:30AM and 4:30PM.

These bids will only be accepted until 10:00am on May 14, 2024.

HRM will not accept bids submitted by any other method, including by facsimile or email.

Tender Opening: This Tender will be opened on May 14, 2024 at 10:01 am.

The Halifax Regional Municipality reserves the right to reject any or all tenders or to accept any tender or part thereof considered to be in its best interest.

BID Submission Form *

Account Assessment Number (AAN#)*: _____

Civic Address of Property: _____

Amount of BID (excluding HST, if applicable)**: _____

HST Number (if applicable)**: _____

Name of Bidder: _____

Address of Bidder: _____

Telephone #: _____ Fax #: _____

Email: _____

I hereby certify that I will pay the full tender amount indicated above and any other fees and expenses within three (3) business days after awarding of the tender, if this tender is the successful bid.

Signed: _____ Date: _____

*** Only one AAN per Tender form will be accepted.**

**** Commercial properties and vacant land will be subject to HST charges. Halifax Regional Municipality will collect and remit HST on the bid amount unless the Purchaser provides a HST number.**

Note: Any inquiries concerning:

- a) Interpretations of proposal policies; or
- b) Requests for further information

Should be directed to hrcollections@halifax.ca or 1-844-476-0002.

Summary:

- 1) Notice is hereby given in accordance with the provisions of the *Halifax Regional Municipality Charter*, section 156(2), the properties listed in Schedule "A" found at <https://www.halifax.ca/home-property/property-taxes/tax-sale> and situated in the Halifax Regional Municipality will be sold by Tender closing **May 14, 2024 at 10:00 am**. Faxed or emailed Tenders will not be considered.
- 2) The Halifax Regional Municipality makes no representations or warranties to any Purchaser regarding the fitness, geophysical or environmental suitability of the land(s) offered for sale for any particular use, nor if the current zoning is compatible for any particular use. The properties are being sold on an as is basis only (both land or land & dwellings).
- 3) Although the Halifax Regional Municipality has made all reasonable efforts to confirm ownership of the Property, it does not guarantee title, legal description, or boundaries of the Properties subject to this tender. The Treasurer of Halifax Regional Municipality has not made any determination as to whether a survey is or is not required. **Prospective Purchasers are responsible to conduct their own searches and surveys or investigations.**
- 4) A tax deed conveys only the interests of the assessed owner, whatever that interest may be. Bidders are responsible for obtaining their own legal advice on the effect of a tax deed and their rights regarding a property purchased, including advice regarding personal property/tenants at a property and the Halifax Regional Municipality is not responsible for taking possession.
- 5) Tax sales do not in all circumstances clear defects in title. If you are intending to clear defects in title of the property by way of tax sale, you are advised to obtain a legal opinion as to whether this can be done.
- 6) By participating in this Tender you are acknowledging that you have satisfied yourself as to what it is you are bidding on, that the process leading to your bid has been conducted properly and that you will not hold the Halifax Regional Municipality responsible or liable if later there proves to be an issue with title or survey or any other problem. If you are not in agreement with this, you may not bid.
- 7) Mobile Homes – Bidding on the mobile home only. Land is not included, unless specifically otherwise indicated. The Halifax Regional Municipality is not responsible for ensuring that the successful bidder will be able to enter the land on which the mobile home is located. Any dealings for mobile homes sold at tax sale which are located within a designated mobile home park are strictly between the Purchaser and the park owner.
- 8) The successful Bidder(s) will be given three (3) business days after awarding of the Tender to pay the amount in full or the property will be re-tendered. The Halifax Regional Municipality may formally disqualify or suspend a person from bidding on any tax sale tender opportunities for a period not exceeding one (1) year, on grounds that the party tendering has failed to pay the full amount of the tender price within the three (3) business days after awarding of the Tender.
- 9) Successful Bidder(s) is/are responsible for taxes from the day of the purchase.
- 10) The Halifax Regional Municipality reserves the right to accept or reject any or all Tenders, not necessarily accept the highest Tender, or accept any Tender which it may consider to be in its best interest. The Halifax Regional Municipality also reserves the right to waive formality, informality or technicality in any Tender.
- 11) Per section 159 of the *Halifax Regional Municipality Charter*, purchase of tax sale property by municipal employees or their spouses is not permitted.
- 12) As per section 166 of the *Halifax Regional Municipality Charter*, on receipt of the certificate of sale, the Purchaser (a) has all the rights of action and powers of an owner needed to protect the land and may collect rents due, or to grow due, and use the land without diminishing its value, but shall not cut down any trees on the land, injure the premises or knowingly allow any

other person to do so; (b) is not liable for damage done to the land without the Purchaser's knowledge; and (c) shall insure any buildings on the land, if the buildings are insurable, and is deemed to have an insurable interest in the land.

- 13) Per section 171 of the *Halifax Regional Municipality Charter*, the Halifax Regional Municipality shall deliver a deed to the land to the Purchaser, or as directed by the Purchaser, at any time after the expiration of the six months from the sale, if the land has not been redeemed.
- 14) Other than outlined in the *Halifax Regional Municipality Charter*, after full payment of the Tender amount there is no ability for the Halifax Regional Municipality to reverse a Tender after it has been awarded and all sales are final.
- 15) Pursuant to the *Prohibition on the Purchase of Residential Property by Non- Canadians Act (Canada)* (the "Act"), the Purchaser certifies that, if they are bidding on residential property, as defined in the Act, they (i) are not a Non-Canadian, as defined by the Act, or (ii) are a non-Canadian, as defined by the Act, however, they are otherwise exempted from the Act.

Definitions:

- 16) Redeemable: Any of the prior property interest holders outlined in section 18 below have the right to purchase the property back within six months of the date of sale.
- 17) Not Redeemable: The Purchaser owns the property from the date of sale, the prior property interest holders outlined in section 18 below have no opportunity to buy the property back.
- 18) Purchasers should be aware that properties may be redeemed within six months of the date of sale by the prior owner, a person with a mortgage, lien or other charge on the land or a person having an interest in the land by payment of the following:
 - a) The sum paid by the Purchaser;
 - b) Interest at a rate of 10% per annum of the total sum paid from the date of sale to the date of redemption;
 - c) The full amount of any outstanding taxes arising before the sale where the Purchaser paid less than the amount of outstanding taxes on the land;
 - d) Taxes levied on the land after the sale and any interest;
 - e) The fee to record the certificate of discharge;
 - f) All sums paid by the Purchaser for fire insurance; and
 - g) Any amounts paid by the Purchaser for necessary repairs made with the written approval from the Halifax Regional Municipality Treasurer, to the buildings on the land.
- 19) Any repairs made to a redeemable property must be approved in advance and in writing by the Halifax Regional Municipality Treasurer.
- 20) Where a property owes more than six (6) years of arrears for taxes, the property cannot be redeemed.
- 21) Only at the end of the redemption period will the title pass to the successful Bidder.