

Town of Yarmouth TAX SALE POLICY

Policy Name: Tax Sale Policy	
Policy No.: TOY 49	
Effective Date: August 8th, 2013	Amended Date: April 14th, 2016

1.0 Whereas Section 134 of the Municipal Government Act states:

134 (1) Property may be sold for taxes if the taxes with respect to the property are not paid in full for the taxation year immediately preceding the year in which the tax sale proceedings are commenced, but the proceedings shall not commence before June 30th in the year immediately following that taxation year.

- 1.1** The Town of Yarmouth wishes to establish the following policy to apply with respect to when a property will be placed on the Tax Sale List.
- 2.0** Commencing with the taxation year ending March 31st, 2014 and subject to the exceptions below, and property which is in arrears of taxes for the two preceding taxation years, shall be placed on the Tax Sale List as soon as possible after June 30th of the following taxation year.
- 2.1** The Town of Yarmouth will not place any properties on the Tax Sale List if the property owner and the Town have entered into a tax arrears payment arrangement and the property owner is in compliance with the agreement.
- 2.2** The Town of Yarmouth will not place any properties on the Tax Sale List if the solicitor for the Town advises that a sale of the property would expose the Town to an unacceptable risk of litigation.
- 2.3** The Town of Yarmouth will not place any properties on the Tax Sale List if the taxes have been deferred pursuant to a bylaw.
- 2.4** The Town of Yarmouth may not place any properties on the Tax Sale List if the property has been put up for sale three times in the preceding three years and no satisfactory offer has been made with respect to it.
- 2.5** Subsequent to a property being placed on the Tax Sale List, the Town of Yarmouth will follow the provisions of the Municipal Government Act with respect to the manner of carrying out the Tax Sale of the property.
- 2.6** The Town of Yarmouth reserves the right to hold more than one tax sale each year, in the event that there is a default of any tax arrears payment arrangement. In such an event, the Town shall be at liberty to advertise and sell any property eligible for the tax sale, without regard to the timing of the last tax sale.

Clerk's Annotation for Official Policy Book

Date of Adoption: August 8th, 2013

Date of Approval of Amended Policy: April 14th, 2016

I certify that this 'Tax Sale Policy' was adopted by Council as indicated above.

Town Clerk:

Date: