



Come see for yourself!



TAX SALE By PUBLIC TENDER INFORMATION BULLETIN

Municipal tax sales are governed by the *Municipal Act, 2001*. This bulletin is intended for information purposes only.

A listing of properties to be sold by public tender will be advertised for four (4) consecutive weeks in the local newspaper, Cornwall Standard Freeholder as well as on the Township's website, www.southstormont.ca. The notice will also be published once in the Ontario Gazette during the four-week notice period.

Important Information Before Tendering

Decide how much you are willing to pay for the property. Remember there may be others submitting a tender on the same property. The highest tenderer will have an opportunity to buy the property if they are able to submit the balance of their tendered bid within the required 14-day period. Failure to remit, the second highest tenderer will be given an opportunity to buy the property as only the two highest bids are retained by the township.

The Township is not obliged to provide a survey or reference plan for any parcel of land being sold.

The Treasurer is not obliged to inquire into the value of the land prior to conducting a sale nor is there any obligation to obtain fair market value for the land or to ensure that land being sold under tax sale may obtain fair market value at the same of the sale or in the future.

Prior to submitting a bid, the onus is on the potential bidder to conduct his/her own inquiries into such matters as zoning, work orders, access, building restrictions, title search, execution search, easements, etc. You may be responsible for any Federal or Provincial liens on title. We recommend you do a title search before submitting your bid. The Township makes no representation as to the quality and/or quantity of the land being sold, including any environmental concerns.

The Township does not have the ability to conduct tours or provide access to the properties being sold.

The Township is not required to provide vacant possession of any properties which may be occupied. **The Township also does not have a key(s) to the property and therefore is not in a position to provide one to the successful purchaser.**

The following departments/agencies may be in a position to assist you in researching the property. There may be a fee associated with the information being requested.

- **Zoning, Development and Work Order Information** – Planning Department, 2 Mille Roches Rd, Long Sault ON or 613-534-8889 ext. 233
- **Title and/or Writ of Execution Searches**–Service Ontario, Stormont Land Registry Office, 720 14th ST W., Unit 2, Cornwall ON (Due to covid the registry office may be closed, visit www.onland.ca)

Completing the Tender Form

- A Tender to Purchase (Form 7) is to be completed by the person(s) tendering for the purchase of the land.
- A separate tender must be completed for each parcel bidding on in the prescribed form.
- The tender must be typed or legibly handwritten in ink.
- A minimum deposit of 20% of the amount of the tender being submitted must accompany the bid.

Tender Envelope Information

It is very important that the front of the envelope contains the words **TAX SALE FOR** as a prefix before inserting a brief description or municipal address of the property to which the tender relates to.

Envelope to be addressed as follows:
Treasurer Township of South Stormont
2 Mille Roches PO Box 84
Long Sault, ONK0C 1P0

A separate envelope, properly identified, is required for each property to which a tender is being submitted.

Envelope must be sealed when it is received by the Treasurer's office. Before sealing, ensure that the tender document is accurate together with the 20% deposit in the form of a money order, bank draft or certified cheque.

FAX AND/OR LATE SUBMISSIONS WILL BE NOT ACCEPTED.

Withdrawal of Tendered Bid

If you chose to withdraw your submitted bid prior to the opening, a written request must be received by the Treasurer or designate before 3:00 pm on the last date for receiving tenders. The written request may be sent by fax or email to expedite the withdrawal.

The withdrawn bid will be opened at the same time as the other bids and returned as per procedure.

Opening of Bids

The opening of the sealed bids will be carried out by the Treasurer in the presence of at least one other Finance department staff member.

Each tender document will be examined for completeness of content.

The successful tender is the highest bidder who has submitted a properly completed tender and who makes payments, within 14 days of the mailing of the notice, the balance of the tendered amount, the applicable land transfer tax, and any accumulated taxes that may have come due since the initial advertising of the tax sale notice, plus any HST, if applicable, are paid into the office of the Treasurer. Failure to remit the balance of the high bid within the mandated period, the deposit will be forfeited to the township. The second highest tenderer will then be given an opportunity to purchase the property within the required timeframe.

All rejected bids together with the deposit will be returned to the tenderer by regular mail upon conclusion of the sale.

Cancelled Listings

Throughout the tax sale, the Township will work with the owner to resolve the outstanding taxes and cancel the property from the sale if payment is made.

Properties cancelled from the sale will be marked as cancelled online and in the Standard Freeholder or the Ontario Gazette when possible.

If you submitted a bid on a property that is cancelled your bid and deposit will be returned by regular mail upon conclusion of the sale.

Sample Form 7

**Form 7
Tender to Purchase**
Municipal Act, 2001
Ontario Regulation 181/03
Municipal Tax Sales Rules

To: The Treasurer of _____
Township of South Stormont
Name of Municipality or Board

Re: Sale of: (provide description of land, including the street address and municipality in which the land is located, or if there is no street address, the location of the land; and, the property identifier number (PIN) assigned to the land in Ontario's land registration system)

1. I/we hereby tender to purchase the land described above for the amount of \$ _____ (_____ dollars) in accordance with the terms and conditions of the *Municipal Act, 2001* and the Municipal Tax Sales Rules.

2. I/we understand that this tender must be received by the treasurer's office not later than 3:00 p.m. local time on October xx, 2021 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 of a certified cheque/bank draft/money order for the sum of \$ _____ (_____ dollars) in favour of the _____ Township of South Stormont
Name of Municipality or Board

representing 20 per cent 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 tendered amount, any taxes that may be applicable, such as a land transfer tax, and any accumulated taxes within 14 days of the mailing of the notice by the treasurer notifying me/us that I/we are the successful tenderer.

This tender is submitted pursuant to the *Municipal Act, 2001* and the Municipal Tax Sales Rules.
Dated at _____ this ____ day of _____, 2021

Name of Tenderer	Address of Tenderer
1.	
2.	
3.	