

<b>SECTION: GENERAL ADMINISTRATION</b>	<b>SUBJECT: SALE OF TAX RECOVERY LEASE LANDS</b>
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Original Resolution No.: 06-06-31  
 Revision Resolution No.: 17-02-37

**Sale of Tax Recovery Lease Lands**

It is the policy of the County of Warner No. 5 to dispose of Tax Recovery Lands which are currently, or have been, administered by the Province of Alberta on behalf of the County of Warner.

**Guidelines**

The disposition process for those current lease holders who wish to obtain title to the land prior to the expiry of the lease, the disposition and value of the land will be determined as follows:

1. The current lease holder will make application to purchase the lease land by way of a written request to the County.
2. Administration will obtain an appraisal on the lands from the County Assessor. County Council will establish a reasonable sale price for the lands by taking this information into consideration.
3. A motion will be made at Council to decide on how the proceeds from the disposition will be used.

The disposition process available to those leaseholders who hold the tax recovery lease land to the end of the lease expiry date and do not make application to purchase prior to the expiry date, is as follows:

1. The tax recovery properties should be publicly advertised for sale for a minimum of two weeks.
2. Administration will obtain an appraisal on the lands from the County Assessor. County Council will establish a reasonable sale price for the lands by taking this information into consideration.
3. The deadline to receive bids on the property will be stated within the advertisement and will be no less than two (2) weeks after the last advertisement date.
4. Bids should be accompanied with a certified check in the amount of 10% of the bid price.
5. The current lease holder should be given right of first refusal to match the highest offer.
6. The highest bid will not necessarily be accepted. The County has the right to refuse any bid that is deemed not to be in the best interest of the County.
7. Bids will be awarded on a cash basis only. The County will not finance the property.
8. Leasehold improvements of fences, dams, dugouts and re-seeded lands remain and will be sold with the property and no compensation will be available to the leaseholder. Other leasehold improvements such as buildings and structures can be removed at the discretion of the current lessee.
9. The possession date shall be determined by Council. However, due to the lengthy timelines to obtain the title from the Province of Alberta, time extensions may be required.
10. A motion will be made at Council to decide on how the proceeds from the disposition will be used