



THE DISTRICT OF HOPE TAX SALE PROCESS

The 2022 Tax Sale at the District of Hope will take place on Monday, September 26, 2022 at 10am in the District of Hope Council Chambers. Each year we receive many questions as to how the sale works. While there are many factors involved, here is a brief synopsis for those wishing to bid on properties that have been put up for sale as a result of taxes owing to the District of Hope.

First, the announced upset price is the minimum price acceptable and will be the starting point of the bidding on each property. The upset price is made up of the sum of all the property taxes outstanding as at the date of the tax sale, plus all applicable penalties and interest, plus an additional 5% of all taxes, penalties and interest, plus all applicable Land Title fees. The highest bid above the upset price will be accepted. If no bid is received at or above the upset price, the municipality is deemed to be the purchaser.

Successful bidders, must provide their name and address and pay in cash, money order or certified cheque, a minimum no less than the upset price, immediately upon being deemed the successful bidder. Failure to pay this amount will result in the property promptly being offered for sale again. Any balance bid above the upset price must be paid in cash, debit, money order or certified cheque by 3:00pm of the same day. Failure to pay the balance will result in the property being offered for sale again at 10:00am on the following day.

The current registered owner(s) may redeem the property within one year and still has the right of possession during the one year redemption period. Should the property be redeemed, all monies will be returned to the successful bidder, with interest, at a rate set by the Province of BC. Refund interest is calculated on the purchase price of the property, not the upset price.

Refund interest paid to a tax sale purchaser, due to the redemption of a tax sale property, is considered to be taxable income pursuant to the Income Tax Act and therefore the tax sale purchaser will accordingly receive a T5 slip where applicable.

If the property is not redeemed after one year, the property will be transferred to the tax sale purchaser free and clear of all mortgages, charges, liens, etc. except those imposed by a senior government (e.g. Province of British Columbia, Government of Canada). Outstanding utilities and misc. charges due to be rolled to taxes in arrears after December 31, 2022 and outstanding utilities and taxes calculated during the redemption year are still due and payable and would become the responsibility of the purchaser if the property is not redeemed. In the case of a property subject to the Strata Property Act, the purchaser may be responsible for the payment of any outstanding strata fees and charges which must be paid to the strata corporation prior to conveyance of the property.

The purchase of a tax sale property that is not redeemed is subject to tax under the Property Transfer Tax Act on the fair market value of the property at the end of the one year redemption period. If, at any time, Canada Revenue Agency assesses that taxes (for example GST/PST) are to be collected on the purchase price, the purchaser will be responsible for payment of said tax.

The District of Hope makes no representation express or implied as to the condition or quality of the property(ies) being offered for sale.