



City of Grand Forks

2021 Tax Sale - General Information

1. The tax sale is a public auction of properties within a municipality which have outstanding property taxes for 3 years (current year plus 2 years prior). This year, the properties we are offering have taxes outstanding from **2019, 2020 and 2021**.
2. The tax sale is held annually on the last Monday of September at 10 a.m. at the Council Chambers in the Municipal Hall of each municipality in BC except Vancouver, which operates under its own Charter.
3. Notice of the time and place of the tax sale and the description and street address of each property subject to tax sale must be published in at least 2 issues of a newspaper.
4. The last publication of the tax sale must be at least 3 days and not more than 10 days before the date of the tax sale.
5. The lowest amount for which a property may be sold at tax sale is the **UPSET PRICE**, which consists 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 Act fees.
6. The sale is an open auction with bid acceptances from the floor. The highest bidder above the upset price must be declared the purchaser. There will be three calls for other bidders before a property is declared sold.
7. If there is no bid, or no bid equal to the upset price, the municipality must be declared the purchaser. Additionally, the City of Grand Forks may bid on properties.
8. Any person upon being declared the successful bidder must immediately pay by cash or certified cheque a minimum of not less than the upset price at the place of the tax sale, 7217 – 4th Street. (Debit or credit cards will not be accepted.) Failure to pay this amount will result in the property promptly being offered for sale again. Any balance must be paid by cash, debit or certified cheque by 1:00 p.m. the same day at City Hall, 7217 – 4th Street. Failure to pay the balance will result in the property being offered for sale again at 2:00 p.m. on the same day.
9. The collector must give the purchaser a tax certificate and promptly file the notice of tax sale at the land title office.
10. Within **3 months** of the tax sale, the collector must give written notice of the tax sale to the owner(s) of the property, including the day the redemption period ends either, by serving the notice or by registered mail.
11. During the period allowed for redemption, a tax sale property must continue to be assessed and taxed in the owner's name.

12. A tax sale property may be redeemed from tax sale within 1 year of the date of the tax sale by the owner of the property, an owner of a registered charge against the property or another person on their behalf.
13. The amount to redeem a tax sale property is the sum of the upset price, plus all costs of which the collector has had notice that have been incurred by the purchaser in maintenance of the tax sale property and in prevention of waste, plus taxes advanced by the purchaser, plus prescribed interest to the date of redemption. Interest will be at the rate prescribed by section 11(3) of the Taxation (Rural Area) Act.
14. During the period of redemption, the owner retains the right to possession of the tax sale property.
15. The purchaser has no legal rights to the property until one year has expired from the date of the tax sale. The purchaser **ONLY** has the right to enter on the tax sale property to maintain it in proper condition and to prevent waste, but otherwise has no right of access.
16. On redemption of a tax sale property, the purchaser is entitled to receive all amounts paid by the purchaser, together with prescribed interest. Refunds take up to three weeks and during this period interest is not paid to the purchaser.
17. If the tax sale property is redeemed, the collector must promptly file a notice of redemption at the land title office.
18. If the tax sale property is not redeemed, the collector must file a notice of non-redemption at the land title office.
19. Upon receipt of a notice of non-redemption by the land title office, the property is conveyed to the purchaser free and clear of all mortgages, charges, liens, etc. except those imposed by a senior government (Province of British Columbia, Government of Canada) and any municipal charges incurred during the redemption period which have not been paid.
20. In the case of non-redemption of a property subject to the Strata Property Act, the Land Title and Survey Authority will not convey the property to the tax sale purchaser until all outstanding strata fees and charges have been paid to the strata corporation.
21. The purchase of a tax sale property is subject to tax under the Property Transfer Tax Act on the fair market value of the property at the time of conveyance. Further information is available from the Consumer Taxation Branch.
22. The City makes no comments or claim of knowledge about the parcels being offered for sale and gives warning to all those who are thinking of bidding that unless they have personally inspected the property they should exercise caution.