

SALE BY PUBLIC TENDER

POINTS TO CONSIDER:

- ❑ A separate \$25 + HST (\$28.25) non-refundable Tender Package Fee per property is required for all tenders and must be submitted prior to the Tax Sale. Do not include this fee with the sealed tender. At the discretion of the City Treasurer, tender packages will be rejected if the \$28.25 non-refundable fee is not paid at the time of opening on Tax Sale Day.
- ❑ If submitting a bid on the last day for tender submission, book an early enough appointment to ensure all administration for bid submission is complete and the bid has been received by the deadline of 3pm. Anticipate a wait for submitting of tender bids. Bids not received by 3pm will be rejected.
- ❑ The treasurer is under no obligation to determine the value of the land before conducting the sale.
- ❑ The municipality is not responsible to provide a survey for any parcel of land being offered for a tax sale.
- ❑ The minimum bid is the Cancellation Price.
- ❑ The “Cancellation Price” is an amount equal to all the tax arrears at any time in respect of land together with all current real property taxes owing, interest and penalties thereon and all reasonable costs incurred by the municipality.
- ❑ The Cancellation Price does not include Harmonized Sales Tax, Land Transfer Tax, or ownership change fees.
- ❑ If you wish to have legal counseling prior to submitting a tender, this decision is entirely at your own discretion.
- ❑ The onus is on the potential purchaser to conduct his/her own investigation into such concerns as zoning, title searches, work orders, water/hydro arrears, future development possibilities, building restrictions, existing structure demolition orders, etc.
- ❑ “Accumulated taxes” refer to any additional taxes and/or interest and penalty charges that have been incurred beyond the first advertisement date of the cancellation price to the date of the public tender.
- ❑ “Paid in Cash” payment refers to payment by cash, bank draft, certified cheque or money order, obtained from a bank or authorized foreign bank within the meaning of section 2 of the *Bank Act* (Canada), a trust corporation registered under the *Loan and Trust Corporations Act* or a credit union within the meaning of the *Credit Unions and Caisses Populaires Act, 1994*”.
- ❑ The municipality has no obligation to provide vacant possession to the successful purchaser.
- ❑ If you are bidding on more than one property, you must submit a Tender to Purchase (Form 7) for each parcel of land. You may copy Form 7 or print it from the City of Windsor website. Each Tender to Purchase (Form 7) must be submitted individually along with a separate \$28.25 non-refundable fee applicable for each and every Tender Package submitted.
- ❑ A tax deed or notice of vesting, when registered, vests in the person named in it or in the municipality, as the case may be, an estate in fee simple in the land, together with all rights, privileges and appurtenances and free from all estates and interests, subject only to,
 - (a) easements and restrictive covenants that run with the land;
 - (b) any estates and interest of the Crown in right of Canada or in right of Ontario other than an estate or interest acquired by the Crown in right of Ontario because of an escheat or forfeiture under the *Business Corporations Act* or the *Corporations Act*;
 - (c) any interest or title acquired by adverse possession by abutting landowners before the registration of the tax deed or notice of vesting. 2001, c.25, s.379(7).