

Policy No. 1212

# **Purchase of Lots from Rate Payers Policy**

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## **REVISION RECORD**

Date	Version	Revision description
August 16, 2011	1	Current and first version of Purchase of Lots Policy
August 8, 2016	2	Reviewed and Revised Policy



#### 1. TITLE:

1.1 Purchase of Lots from Rate Payers Policy.

#### 2. POLICY STATEMENT:

2.1 When a rate payer approaches the Village of Heisler with regards to selling a vacant lot to the Village, the Administration Department of the Village of Heisler must ensure that the transfer of the land title is completed accurately.

#### 3. PURPOSE:

3.1 To ensure that the Village of Heisler has vacant, saleable lots to sell to prospective rate payers who will develop them into R1, R2, RMH, C1, C2 or IND buildings.

## 4. SCOPE:

4.1 The Administration Department of the Village of Heisler and all prospective or current rate payers who may become parties involved in the selling of vacant lots to the Village of Heisler.

#### 5. OBJECTIVES:

5.1 The Objective of this policy is to ensure that the ideas presented in the Purpose of this Policy will be upheld.

## 6. POLICY DETAILS:

- 6.1 The Village of Heisler will only accept offers to sell vacant lots.
  - 6.1.1 Lots with any structures will not be accepted as offers to the Village of Heisler until all structures have been removed from the aforementioned lot.
- 6.2 Every offer a rate payer makes to the Village of Heisler must be in writing so it can be taken to the Heisler Village Council and discussed at a regular council meeting.
  - 6.2.1 Only offers of \$2,500 (Twenty Five Hundred Dollars) or more per lot will be accepted



- 6.2.1.1 The financial offer of \$2,500 (Twenty Five Hundred Dollars) is for all types of District Lots found within Bylaw 452-11 (The Land Use Bylaw).
- 6.2.2 It is the decision of the Heisler Village Council whether or not the Village of Heisler will buy back the lot(s) being sold by the rate payer.
- 6.2.3 The Village of Heisler will not accept an offer of a lot that is not in good financial standing.
- 6.3 Once the Heisler Village Council has approved the purchase of a vacant lot from a rate payer, the Administration Department of the Village of Heisler must transfer the land title from the rate payer to the Village of Heisler and absorb all associated costs.
- 6.4 The rate payer must pay the pro-rated taxes on the vacant lot before a cheque can be issued.
- 6.5 Once the land title is in the name of the Village of Heisler and all pro-rated taxes have been paid, a cheque will be issued to the rate payer.

### 7. ROLES AND RESPONSIBILITIES:

- 7.1 It is the role of the Administration Department of the Village of Heisler to uphold this policy.
- 7.2 It is the responsibility the rate payer to contact the Village Office and write up an offer to sell their lot.
- 7.3 It is the role of the Heisler Village Council to accept or not accept various offers given to the Administration Department of the Village of Heisler.
- 7.4 It is the role of the Administration Department of the Village of Heisler to transfer the land title from the rate payer to the Village of Heisler and absorb the various associated fees.
- 7.5 It is the responsibility of the rate payer to pay the pro-rated taxes of the vacant lot and ensure the lots is in good financial standing.
- 7.6 It is the role of the Administration Department of the Village of Heisler to issue a cheque after all of the pro-rated taxes have been paid; and they have verified that the vacant lot is in good financial standing.



8.1 The monitoring, evaluation and review of this policy and the agreement as a whole will be the responsibility of Heisler Village Council and the Administration Department of the Village of Heisler.

## 9. DEFINITIONS AND ABBREVIATIONS:

9.1 All definitions and abbreviations found within this policy are defined within Bylaw 452-11 (Land Use Bylaw) and/or the Municipal Government Act Revised Statutes of Alberta 2000 Chapter M-26.

Council Approved:	Motion #
Responsibility: <u>Administration</u>	
Next Review Date: August 8, 2021	