



---

**TENDER DOCUMENTS**  
**SALE OF LAND FOR TAX ARREARS BY PUBLIC TENDER**  
**R.M. OF CYMRI NO. 36**

The sale of land for tax arrears by public tender is governed by *The Tax Enforcement Act*. A Municipality may recover unpaid property taxes through the sale of a property.

Tax sales are not typical real estate transactions. The Municipality is generally interested in recovering unpaid taxes and associated costs of obtaining title and property maintenance. Prior to considering participating in a tax sale, it is recommended that you seek independent legal advice from a lawyer to practice in Saskatchewan and in good standing with the Law Society of Saskatchewan.

1. The Municipality may not be fully aware of the condition of a property being advertised for sale nor does the Municipality make any representation as to its condition. The Municipality does not provide a survey or reference plan for any parcel of land subject to a tax sale.
2. The onus is on the tenderer to conduct their own inquiries into the characteristics of the property. The Municipality makes no representations whatsoever as to the quality of the land being purchased.
3. Properties sold through this sale process are sold without warranty and are sold as is.
4. The Municipality does not provide legal advice in respect to tax sales or any other matters.

## **TENDER PROCESS**

Tax sales are conducted through a public tender process.

Tenders must be submitted in a sealed envelope prior to the specified time using prescribed **Form A Tender to Purchase**

Tenders are opened on the date and time advertised.

Following the opening, the Municipality reviews all tenders and determines if there are any qualified tenderers.

The Municipality will notify the selected successful tenderer of the balance to be paid in order for the tenderer to be declared the successful purchaser.

The balance due must be paid in full within 30 calendar days. If the balance is not paid within the 30 days, the tenderer is forfeited and property is offered for sale in the same manner to the next qualified tenderer.

If there is no successful tenderer, the lands may vest to the Municipality.

The Municipality is not required to select any bid that is not enough to cover the amount of all outstanding arrears of taxes, penalties and costs. Highest, or any tender not necessarily accepted.