

# MUNICIPALITY OF THE DISTRICT OF DIGBY

## Tax Sale & Tender Information

This sale is conducted under the authority of the *Municipal Government Act & Assessment Act*.

*Prospective purchasers are responsible to conduct their own searches and surveys or other investigations. The following websites may assist in such searches:*

- [www.pvsc.ca](http://www.pvsc.ca)
- [www.viewpoint.ca](http://www.viewpoint.ca)

*The Municipality of Digby makes no representations or warranties to any purchaser regarding the fitness, geographical or environmental suitability of the land(s) offered for sale for any particular use and does not certify the legal title, legal description or boundaries and the lands offered for sale are being sold on an “as is” basis only.*

*Any materials such as schedule A's or maps have been prepared for the benefit of The Municipality of Digby. The Municipality of Digby will not be held responsible for any third party reliance on these materials as they are being provided for informational purposes only. Any interested third parties are cautioned and strongly encouraged to procure their own professional advice (including, but not limited to legal advice and/or surveying advice) in connection with this and/or any other tax sale property.*

Successful bidders should review the information provided below. The Municipality of Digby does not guarantee any fees or time frames provided below as they may be subject to third-party discretion.

### **1. Payment in Full**

At the time of the Tax Sale/Tax Tender, the opening bid plus HST (if applicable) is due. If the successful bid is higher than the opening bid, the balance is due within three (3) business days.

### **2. Certificate of Sale**

Successful bidders will receive a Certificate of Sale by mail or e-mail from the Municipality of Digby. This provides the purchaser with an official and insurable interest in the property.

### **3. Tax Deed**

The Tax Administrator of The Municipality of Digby shall collect all necessary information from the purchaser at the time of the Tax Sale/Tax Tender and begin preparation of the Tax Deed once the sale/tender has concluded. For non-redeemable properties the Tax Deed will be available approximately 60 days from the date of purchase. For redeemable properties, the Tax Deed will be available approximately 60 days after the 6 month redemption period has ended.

### **Additional Information**

- Tax Sale Deeds are **not** subject to Deed Transfer Tax upon registration
- Properties sold by tax sale or tender are not required by the MGA to be land registered (migrated). Some properties may already be land registered and you will receive a land registered deed. If they are not land registered at the time of tax sale, the deed will also be non-land registered. If you choose to sell the property, it will then be subject to land registration requirements.
- Should a purchaser wish to have the property surveyed, he or she may find a local surveyor by visiting the Association of Nova Scotia Land Surveyors website at [www.ansls.ca](http://www.ansls.ca)
- Semi Annual tax bills issued in April and September are the responsibility of the new owner

# MUNICIPALITY OF THE DISTRICT OF DIGBY

## Tax Sale & Tender Information

This sale is conducted under the authority of the *Municipal Government Act & Assessment Act*.

*Prospective purchasers are responsible to conduct their own searches and surveys or other investigations. The following websites may assist in such searches:*

- [www.pvsc.ca](http://www.pvsc.ca)
- [www.viewpoint.ca](http://www.viewpoint.ca)

*The Municipality of Digby makes no representations or warranties to any purchaser regarding the fitness, geographical or environmental suitability of the land(s) offered for sale for any particular use and does not certify the legal title, legal description or boundaries and the lands offered for sale are being sold on an "as is" basis only.*

*Any materials such as schedule A's or maps have been prepared for the benefit of The Municipality of Digby. The Municipality of Digby will not be held responsible for any third party reliance on these materials as they are being provided for informational purposes only. Any interested third parties are cautioned and strongly encouraged to procure their own professional advice (including, but not limited to legal advice and/or surveying advice) in connection with this and/or any other tax sale property.*

Successful bidders should review the information provided below. The Municipality of Digby does not guarantee any fees or time frames provided below as they may be subject to third-party discretion.

### **1. Payment in Full**

At the time of the Tax Sale/Tax Tender, the opening bid plus HST (if applicable) is due. If the successful bid is higher than the opening bid, the balance is due within three (3) business days.

### **2. Certificate of Sale**

Successful bidders will receive a Certificate of Sale by mail or e-mail from the Municipality of Digby. This provides the purchaser with an official and insurable interest in the property.

### **3. Tax Deed**

The Tax Administrator of The Municipality of Digby shall collect all necessary information from the purchaser at the time of the Tax Sale/Tax Tender and begin preparation of the Tax Deed once the sale/tender has concluded. For non-redeemable properties the Tax Deed will be available approximately 60 days from the date of purchase. For redeemable properties, the Tax Deed will be available approximately 60 days after the 6 month redemption period has ended.

### **Additional Information**

- Tax Sale Deeds are **not** subject to Deed Transfer Tax upon registration
- Properties sold by tax sale or tender are not required by the MGA to be land registered (migrated). Some properties may already be land registered and you will receive a land registered deed. If they are not land registered at the time of tax sale, the deed will also be non-land registered. If you choose to sell the property, it will then be subject to land registration requirements.
- Should a purchaser wish to have the property surveyed, he or she may find a local surveyor by visiting the Association of Nova Scotia Land Surveyors website at [www.ansls.ca](http://www.ansls.ca)
- Semi Annual tax bills issued in April and September are the responsibility of the new owner