

FREQUENTLY ASKED QUESTIONS FOR OUR TAX SALE

1. How do I bid? What do the bids start at?

You will have to be at the auction to bid. You raise your hand and state your bid when asked if there are any bids. We will continue this process until the highest bid wins. The bidding will start at the property's total taxes and expenses due, unless a minimum bid is stated.

2. What if I can not attend the sale?

If you can not attend the auction in person you can have someone attend the auction to bid on your behalf, but a signed letter from you will need to accompany the bidder or you may also email the tax sale department saying you give them permission to bid taxoffice@colchester.ca.

3. How can I pay?

Payment of cash, certified cheque, money order, bank cleared draft, or Lawyer's Trust Cheque to cover taxes, interest, and expenses, must be made at the time of the sale. The balance of the purchase price, if any, must be made within three (3) business days of the sale in similar form of payment. We do not accept credit, debit, or personal cheques.

4. How much money do you require up front and when do I have to pay?

You will need the minimum bid listed immediately. Once a property is auctioned and sold, the tax sale will be stopped, and the successful bidder will be required to proceed to the cashier for **immediate payment. The tax sale will not continue until payment is processed.** We will not hold the sale for you to call your bank or run to get money. In the event you have not made prior arrangements for payment, your bid will be null, and void and the property will be re-auctioned right away and you will not be allowed to bid.

5. When do I pay HST?

HST is paid on the full bid amount of vacant land and commercially assessed property. This amount is to be paid within 3 business days of the sale. You may also pay at the time of the sale.

6. If I am the successful bidder, what happens if I fail to make full payment within 3 business days?

If payment is not made within 3 business days, your bid will be null and void and the property will go back to tax sale. You will not receive any money back until the property successfully sells at the next tax sale. The expenses of the resale shall be deducted from the deposit and the balance shall be refunded only after the resale is held.

7. What happens if I change my mind after purchasing a tax sale property and no longer want it?

You are buying property and should do your own research before bidding. It is recommended that bidders view the properties and the file at the tax office well before the sale date. The property will be transferred into your name, and it will be your responsibility for the resale.

By participating in a tax sale, you are acknowledging that you have satisfied yourself about what it is that you are bidding upon, that the process leading up to your bid has been conducted properly and that you will not hold the Municipality responsible if there later proves to be a title or survey or other problem.

If this is not acceptable to you, you must not bid on the properties.

8. Does the property have access to water or sewer?

You will have to contact Public Works for that area to determine if there is access. Please call 902-897-3150 and select Public Works.

9. What if there is a lien or mortgage on the property?

Colchester County informs all lien and mortgage holders prior to the tax sale. Colchester County does not guarantee clear title. It is the responsibility of the purchaser to contact their lawyer for further information.

10. What is the process of picking up my deed if I am the successful bidder?

If there is no right of redemption period for the property, we will send the file to our lawyer for processing the next day. If the property does have the 6 month redemption period, after 6 months we will send it to our attorney for processing. A tax deed can take several weeks to prepare. We will contact you to pick up the deed from our office at 1 Church Street, Truro when it is available.

11. What does the Right of Redemption Mean?

If the property has a Right of Redemption period, the owner has a 6 month period where they can buy back their property by paying their full taxes plus interest from the date of the sale to the date of redemption to you. You as the successful bidder will receive your full payment back with interest. Once the 6 month period ends, and if we have not heard from the owner the deed will then be transferred into your name.

12. What is the size of the lot and where is it located? How accurate are the maps in your information package?

That information can be found at the Tax Office at 1 Church Street, we have the Schedule A's and a copy of the map you can view prior to the tax sale. You can also search www.viewpoint.ca using the PID number provided in the advertisement.

Mapping is a graphical representation of property boundaries which approximate the size, configuration, and location of parcels. The map is **not** a land survey and is **not** intended to be used for legal descriptions or to calculate exact dimensions or area. IT IS NOT AN OFFICIAL RECORD.

The Municipality of the County of Colchester 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.

The land(s) offered for sale are being SOLD ON AN "AS IS" BASIS ONLY, subject to any estates or interests of the Crown in Right of Canada or the Province of Nova Scotia.

13. What can I build on the property and is there legal access to the property?

This information can be acquired through our community development department. The County of Colchester does not guarantee legal access for tax sale properties. It is the responsibility of the Purchaser to confirm if the lot parcel has legal access and/or frontage on a public street/road and to confirm the lot parcel is eligible for development. For information please visit <https://www.colchester.ca/community-development>.

14. What happens if someone is living in the home listed on tax sale?

We are legally entitled to sell an occupied dwelling for tax arrears. If the property is occupied, you should seek legal advice. The Municipality's role is to collect taxes, once sold on tax sale, it is up to the new owner to find out their legal rights.

15. What are my rights as the new owner if there is a 6 month right of redemption?

You have the legal right to protect your interest for those 6 months. For example: you can change the locks, get fire insurance, board up a broken window. You may collect rent as well. If it is just land; you may use the land without diminishing its value, for example: you cannot cut down trees.

16. Why do some properties have a civic address while others do not?

Sometimes a civic address will remain even after a dwelling has been removed from the property. If there was never a building on the property, then there would be no civic address assigned. If there is no civic address, you can find the properties by viewing the maps we have in our information package or using the PID to search www.viewpoint.ca.

17. I no longer see the property on your list that I wanted to bid on.

If you no longer see the property on our list it has been removed. Property owners have the right to pay up to the time of the sale to remove their property from the sale.

18. Will I be expected to pay anything more than my bid? Do I need a lawyer?

If you are purchasing vacant land or commercially assessed property, then you will be required to pay HST on your full bid amount. It is always recommended to consult a lawyer when purchasing property although not necessary through the tax sale process.

All properties purchased at tax sale may be subject to a Non-Resident Provincial Deed Transfer Tax of 5% of the purchase price. Further clarification can be obtained from the Province of Nova Scotia or a lawyer to determine if the Provincial Deed Transfer Tax applies to the property you wish to purchase.

All properties purchased at tax sale are subject to the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

It is the purchaser's responsibility to determine their eligibility to purchase residential property in conformity to this Act.

19. Can I see the inside of the building?

No, the property we have listed for sale are privately owned. The County of Colchester does not have access to them. **This sale is "buy as is, where is".**

20. Who do I make the cheque out to?

County of Colchester or Municipality of Colchester

21. Google maps shows that there is a building on the property but your list states land, is there a house?

Google maps is not always up to date. If our list states land, then you should go by our information.

22. Are the properties surveyed?

Subject to a professional survey conducted on the subject property. We do not certify the actual dimensions of the property, their use/location on the ground/ location of any premises thereon, nor do we express any opinion as to any possible encroachments on the property. All the foregoing can only be determined by survey which is the responsibility of the purchaser.