



MUNICIPALITY *of the*
COUNTY *of* KINGS

PROPERTY TAX SALE BY TENDER

OVERVIEW

The Municipality of the County of Kings, in accordance with the Nova Scotia *Municipal Government Act*, shall annually, carry out a Tax Sale to collect outstanding taxes due to the municipality.

The *Municipal Government Act* was introduced on April 1, 1999, and incorporates the tax collection provisions of the *Assessment Act*. The Municipality abides by the act with respect to the collection of property taxes, specifically as the process is laid out in Sections 134 to Section 157.

The properties being tendered have been put up for tax sale on numerous occasions with no bids received. These properties are now being priced for sale with minimum bids significantly less than what is owing on them. If sold to new owners, remaining outstanding amounts shall be cleared.

The public tender process provides participants an opportunity to make a silent bid for any property up for tax sale by tender. Bids must adhere to all rules of the property tax sale tender process and must be delivered in paper form in a **sealed envelope clearly marked TAX SALE TENDER** to the Municipal offices at 181 Coldbrook Village Park Drive, Coldbrook, Nova Scotia no later than 2:00 pm on March 31, 2025. No bids shall be accepted by electronic means.

All rules of the property tax sale by tender shall be made available to all bidders with the tender documentation and all bidders must acknowledge having read and understood them.

MUNICIPALITY OF THE COUNTY OF KINGS
181 COLDBROOK VILLAGE PARK DRIVE
COLDBROOK, NS

The opening of the tax sale tender packages is open to the public, and will take place shortly after 2:00 pm, Monday March 31, 2025 at the Municipal Complex at 181 Coldbrook Village Park Drive.

All BID SUBMISSION FORMS must be complete, including the bidder's acknowledgement that they have read and understood all disclosures and rules of the Property Tax Sale by Public Tender. All bids must be delivered to the Municipal office at 181 Coldbrook Village Park Drive, Coldbrook, NS no later than 2:00 pm on Monday March 31, 2025.

Incomplete bids will be disqualified.

All bids must be equal to or greater than the minimum bid indicated for the property.

Bidders are encouraged to submit bids which are not common numbers (\$3,503.57 rather than \$3,500) to avoid ties. In the event of a tie, a second "final and best" bid will be requested by email from those bidders that are tied. Responses to the email must be received within one hour of issue. If this is not successful and a tie bid still occurs, the property will be awarded to the first "final and best" bid received by the Municipality.

No payment shall accompany any bids. The Municipality shall contact all successful bidders and these individuals must make full payment for their bid to the Municipality by 4:30 pm on Thursday, April 3.

Upon payment of the tendered amount in full, a Sale Certificate will be issued in accordance with Section 150 of the *Municipal Government Act*, and the Treasurer of the Municipality of the County of Kings will register the Certificate at the Registry of Deeds. A copy of the Certificate will be served on the former owner (s) and purchaser(s) of the property.

The following are not permitted to bid on properties offered for tax sale, either directly or via agent:

- Council member or employee of the Municipality of the County of Kings;
- Spouse of any council member or employee of the Municipality of the County of Kings;
- Company in which any person previously indicated owns or beneficially owns the majority of the issued and outstanding shares.

**MUNICIPALITY OF THE COUNTY OF KINGS
TAX SALE BY TENDER SUBMISSION PACKAGE
ALL INFORMATION MUST BE COMPLETED**

NAME: _____

ADDRESS: _____

TELEPHONE: _____ EMAIL: _____

ASSESSMENT ACCOUNT # FOR BID: _____

MINIMUM BID ON ANY PROPERTY IS \$1,199.45 (includes HST)

BID AMOUNT (INCLUDES HST): \$ _____

Bidders are encouraged to avoid round number bids, to reduce the likelihood of ties.

SIGNED: _____ DATE: _____

ONLY ONE BID MAY BE OFFERED PER EACH TENDER SUBMISSION FORM

I ACKNOWLEDGE THAT I HAVE READ AND FULLY UNDERSTAND THE DISCLOSURES AS PRESENTED IN THIS TAX SALE SUBMISSION PACKAGE. I FURTHER ACKNOWLEDGE THAT I HAVE READ AND FULLY UNDERSTAND THE RULES OF THE 2025 MUNICIPALITY OF THE COUNTY OF KINGS PROPERTY TAX SALE, AS PROVIDED TO ME

I ACKNOWLEDGE THAT I AM SATISFIED AS TO WHAT I AM BIDDING ON, THAT THE PROCESS LEADING TO MY BID HAS BEEN CONDUCTED PROPERLY AND THAT I WILL NOT HOLD THE MUNICIPALITY OF THE COUNTY OF KINGS LIABLE IF LATER THERE PROVES TO BE AN ISSUE WITH TITLE OR SURVEY OR ANY OTHER PROBLEM.

FAILURE TO ACKNOWLEDGE THE ABOVE WILL DISQUALIFY YOUR BID.

DEFINITIONS AND DISCLOSURES

DEFINITIONS

Redeemable: A property for which any of the property owners have the right to purchase the property back within 6 months of the date of sale.

Non-Redeemable: A property where the purchaser owns the property from the date of sale, and the prior property owner(s) have no opportunity to buy the property back.

Municipality: Where used, the “Municipality” shall refer to the Municipality of the County of Kings.

DISCLOSURES

The Municipality does not guarantee the title or boundaries of any property on tax sale, nor does it make any representations as to their condition, status, state of repair or suitability for any particular use or occupation. Prospective purchasers are responsible to conduct their own searches, surveys or other investigations.

The purchaser will be responsible for all property taxes beginning the day of the sale, as well as any related insurance premiums.

Properties are sold “As is / Where Is”. All research related to the property is the responsibility of the bidder.

If bidding on a mobile home, you are bidding on the MOBILE HOME ONLY. Land is not included. The Municipality of the County of Kings is not responsible for ensuring the successful bidder will be able to enter the land on which the mobile home is located.

Purchasers are responsible for obtaining their own legal advice on the effect of a tax deed and their rights regarding a property purchased, including advice regarding personal property / tenants at the property. The Municipality is not responsible for taking possession.

The Municipality encourages all participants to be familiar with the *Municipal Government Act*, and in particular, sections 134 through 156.