

Town of Duck Lake

Municipal Lot Purchase Policy & Requirements

Resolution #

Date

April 13/2020

Amendments

This policy provides information for Municipal Lot Purchases and Requirements for improvements and structures; forming the terms and conditions for purchasing of a Municipal lot and a service agreement.

1. Pricing
Municipal Lots - \$35/frontage foot, plus GST.
2. Un-serviced Municipal lots within Town require water and sewer installations/connections from existing mains and sewer lines. The service line costs are the responsibility of the purchaser. The purchaser is responsible to install all other utility services.
3. Where there is no existing main water and sewer utility, the cost of installation is to be reviewed by Council with the developer before the land is purchased.
4. Lots are sold on a first come first serve basis. All lots are sold, unless otherwise agreed upon by purchaser and Council, with the understanding that an improvement or development (a building over 100 sq. feet) shall be made. All offers to purchase, along with future development plans, shall be reviewed by Council before being finalized.
5. Upon an agreement for purchase being reached, a 10% deposit shall be required. Full payment for the lot must be received within 6 months from the agreement date.
6. All improvements and developments are to commence within 12 months of receipt of the full purchase price. Exterior finishes, including but not limited to: windows, doors, exterior siding, stucco, tin, brick, outer wall finishes and roofing are to be completed with 2 years of the original purchase date.
7. All improvements and developments shall be subject to a building permit and inspections as applicable.
8. All title and legal costs on transfers associated with the sale of the lot are to be paid by the purchaser. The Town of Duck Lake, upon full payment of lot, shall have title transferred and invoice the purchaser for any costs.
9. Non- payments of permit fees, inspections fees, legal fees or any cost associated with the sale of the lot and improvements made, shall be added to the property tax roll as per section 405 of the Municipalities Act
10. All lots and improvements or developments upon the lots are subject to a taxable assessment from the Saskatchewan Assessment Management Agency (SAMA)

Adopted by Council of The Town of Duck Lake at its April 13th, 2020 meeting.