

**IF YOU ARE INTERESTED IN PURCHASING A PROPERTY AT THE TAX SALE, WE SUGGEST THE FOLLOWING:**

1. **View the properties.** You will not be given access to the properties listed and all information will be based on curb view of the property or any information you can get from the building files or other sources.
2. **Do a Title Search** on the property online at [www.ltsa.ca](http://www.ltsa.ca) and this will tell you if there are any charges or liens on the property. Most charges will be removed if the property is transferred at the end of the year of redemption but ones that will be transferred to you as the new owner will be any senior government liens (ie. Province of BC or Government of Canada). All other mortgages and charges will be removed before ownership is transferred to you.
3. **Talk to your bank.** If you are writing a cheque you will need a letter of verification from your bank authorizing you to write a cheque up to a certain dollar amount. As you don't know what the total purchase price you will pay as it is an auction, we suggest that you get an authorization letter for more than the upset price as this will be the opening bid.
4. **Talk to the property tax department.** The property owners have until 10 am on the Tax Sale date to pay their delinquent portion of the taxes and the tax department can let you know if a property will no longer be going up for tax sale. You can contact Arliss at (250) 784-3608 or [tax\\_dept@dawsoncreek.ca](mailto:tax_dept@dawsoncreek.ca).
5. Be at City Hall **Council Chambers before 10 am on Monday, September 25, 2023** as the tax sale will start and the properties will be auctioned off in the order advertised. If you are a successful bidder you will be required to make payment prior to leaving City Hall, if you do not make payment the property will be re-auctioned off at 1pm that afternoon.
6. **Wait.** The property owner has one year to redeem the property. If the property is redeemed your purchase price plus interest is refunded to you (currently an interest rate of 9.95% which will be updated quarterly.) If the property is not redeemed the ownership will be transferred to you on September 26, 2024 and you will be responsible for any outstanding balances on the account.
7. **Fees you will have to pay.** If the property is transferred to your name after the one year redemption period you will be responsible for the following fees before the title will transfer.
  - Current outstanding property taxes, utilities and receivables for the property
  - Property Transfer Tax (on the current assessed value)
  - Any liens from Senior Government that transfer with the property

**It is YOUR sole responsibility to verify any and all information to YOUR own satisfaction prior to any bid and determine the nature and scope of all risk related to any tax sales property. YOU acknowledge and agree that it is YOUR sole responsibility to conduct all legal, factual and other audits, enquiries, evaluations, inspections, and investigations of any tax sales property as YOU consider necessary prior to bidding on any property. Upon submitting a bid, YOU are deemed to have relied solely and entirely on YOUR own audits, enquiries, evaluations, inspections, and investigations of any tax sales property. YOU acknowledge that the City and the Tax Collector are not responsible for any loss, damage and or unresolved liens attached to the tax sales property.**