Information for person(s) interested in purchasing at Tax Sale.

NOTE: This is for general information purposes only and is not all inclusive. Please refer to the Local Government Act (Part 16, Division 7) for the specific legislation.

1. **QUESTIONS ABOUT THE PROPERTY** - 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 which must be investigated by the person making the inquiry to the applicable municipal department (ex: Planning, Development, etc.) or Provincial Ministry, Land Titles, or other Agency. The municipality makes no representation concerning tax sale properties. "Caveat Emptor – Let the Buyer Beware". You can pay for a tax certificate ($12.53) and this will let you know if there are current utility or receivable charges on the property that if you are the successful bidder and the property isn't redeemed become your responsibility to pay.

2. **LIST OF PROPERTIES IN THE TAX SALE** – The list of properties for sale is available according to the Local Government act and our public notice bylaw not more than 10 days before the tax sale and is updated not less than 3 days before the tax sale. The final list of eligible properties will be available at 10:00 am on the tax sale date.

3. **DO A TITLE SEARCH** – Visit Land Titles online at 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.

4. **UPSET PRICE** – This is calculated by adding together the delinquent taxes, arrears taxes, current taxes, all interest, 5% of the foregoing and Land Title Fees. This is the starting amount of the bid and the property goes to the highest bidder. You can bid on more than one property. If there are no bidders, the municipality is declared the purchaser.

5. **TAX SALE** - Be at **Council Chambers, Peace River Regional District Board room located at 1981 Alaska Ave before 10 am on Monday**, **September 28, 2026,** 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 by 12:00 PM, if you do not make payment the property will be re-auctioned off at 1:00 PM that afternoon. Accepted forms of payment are cash (under $10,000), certified cheque, or bank draft made out to the City of Dawson Creek.

6. **REDEMPTION PERIOD** – The property owner has one year to redeem the property. If the property is redeemed your purchase price plus interest (currently at 7.45%, the rate is set by the Province of BC quarterly) is refunded to you. During the redemption period the owner is responsible for the property taxes, utilities, and receivables, however if the property is not redeemed those become the responsibility of the purchaser.

7. **FEES YOU WILL HAVE TO PAY** – If the property is transferred to you 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.
    - Any liens from Senior government that transfer with the property.
    - Property Transfer Tax – This is a tax charged by the Province of BC on the transfer of real property and is based on the fair market value of the property at the time of transfer.

You are solely responsible for verifying all information and assessing risks related to tax sale properties before bidding. By bidding, you agree to rely entirely on your own investigations, inspections, and evaluations. The City and Tax Collector are not liable for any loss, damage, or unresolved liens associated with the property.