

TENDER #06-2026**INSTRUCTIONS TO BIDDERS**

In accordance with the Municipal Government Act, pursuant to section VI, of the Province of Nova Scotia, **PUBLIC NOTICE** is hereby given that the following lands & premises shall be **SOLD BY TENDER**.

SEALED TENDERS will be received by the undersigned up to Monday June 8, 2026 at 3:00 pm for the following:

#	AAN	Owner	Description	Address	Minimum Bid	HST	Redeemable
1	176869	BAILEY LLOYD EST	LAND	WEST DALHOUSIE RD, LEQUILLE	1,883.87	YES	6 MONTHS
2	2099349	TENNISWOOD LORNA	LAND DWELLING BUILDINGS	1099 GRANVILLE RD, VICTORIA BEACH	4,456.02	NO	6 MONTHS

Tender Forms and Specifications: may be obtained from the Municipality of the County of Annapolis or by our website www.annapoliscounty.ca

- *The minimum bid amount required is the total of taxes, interest, and expenses at the time of sale, plus HST if applicable. Tax deed registration fee and recording is the responsibility of the purchaser, after redemption period.*
- *One tender form per assessment account number must be submitted.*
- *All tenders will be date and time stamped when received. In the event two tenders are received for the same amount, the one that was received first will be deemed the higher bid.*
- *Research on interested properties is your responsibility as a bidder. You can choose to conduct your own research or seek legal counsel at your own cost.*
- *Only the successful bidder will be contacted following the closing of bids. We ask that you allow our office sufficient time to review and record bid information. Once we have completed the recording of all bids, we will be contacting the successful bidder. Timeline for this depends on the number of bids received.*
- *The tender results will be posted on our Municipal website www.annapoliscounty.ca once all successful bidders have been contacted and funds received.*

Tenders must be submitted in a sealed envelope and clearly marked “**TENDER #06-2026 – TAX SALE BY TENDER**” Tenders may be mailed to PO Box 100 Annapolis Royal, NS, B0S 1A0 or may be dropped off, in person, at the Municipal Office at 752 St. George Street, Annapolis Royal, NO LATER THAN **3:00 pm, Monday, June 8th, 2026**. Tender opening will be closed to the public.

NOTE: FAXED/ELECTRONIC TENDERS ARE NOT ACCEPTABLE AND WILL NOT BE CONSIDERED.

Terms of Payment:

In accordance with **Section 148** of the Municipality Government Act (**MGA**), payment shall be by cash, debit, certified cheque, money order, bank draft or lawyer’s trust cheque and not otherwise.

The successful bidder will be given three (3) business days after awarding of the tender to pay the amount in full. If the successful bidder does not pay within the 3 day period the award will go to the next highest bidder.

Although the Municipality has made all reasonable efforts to confirm ownership, it does not guarantee title or boundaries of the aforementioned properties, nor does it make any representation as to their condition, status, state of repair or suitability for any particular use or occupation. If they are governed by a Land Use By-Law, the purchaser should determine what restrictions apply. Prospective purchasers are responsible to conduct their own searches and surveys or other investigations.

Conflict of Interest (Section 144 MGA)

No

- (a) Council member or employee of a municipality that sells land for arrears of taxes;
- (b) Member of a village commission or employee of a village that sells land for arrears of taxes;
- (c) Spouse of a person referred to in clause (a) or (b); or
- (d) Company in which a person referred to in clause (a), (b) or (c) owns or beneficially owns the majority of the issued and outstanding shares, shall purchase the land at the sale either directly or through an agent.

Redemption of tax sale property (Section 152 MGA)

152 (1) Land sold for non-payment of taxes may be redeemed by the owner, a person with a mortgage, lien or other charge on the land or a person having an interest in the land within six months after the date of the sale, but where, at the time of sale, taxes on the land are in arrears for more than six years, no right of redemption exists.

152 (2) To redeem the land the person redeeming shall pay

- (a) the sum paid by the purchaser;
- (b) interest at the rate of ten per cent per annum on the total sum paid by the purchaser from the date of the sale to the date of redemption;
- (ba) the full amount of any outstanding taxes arising before the tax sale where the purchaser paid less than the amount of the outstanding taxes on the land;
- (c) taxes levied on the land after sale and interest;
- (d) the fee to record the certificate of discharge;
- (e) all sums paid by the purchaser for fire insurance premiums to insure buildings on land: and
- (f) all amounts paid by the purchaser for necessary repairs made, with the written approval of the treasurer, to buildings on the land;

less any balance remaining in the tax sale surplus account with respect to the property and any rent or other income by the purchaser from rent.

Paul Wills, CPA, CMA

Director of Finance/Treasurer

Municipality of the County of Annapolis