

Frequently Asked Questions:

Q: Is it *just* the Bid Submission Form that is required?

A: The bid submission form must be completed and accompanied by the deposit (made out to Municipality of Lunenburg). The deposit must be equal to the minimum bid for the property and must be in the form of a bank draft or certified cheque.

Q: What is the minimum bid?

A: The minimum bid is equal to the amount listed on the tax sale advertisement under "Taxes, Interest and Expenses."

Q: Is the property HST applicable?

A: If the property is vacant land or assessed as Commercial, HST is applicable on the full bid amount. The advertisement will indicate if the property is HST applicable.

Q: As in a public auction, as an owner, is it still possible to enter on the form that should anyone bid higher than what is owed, the sale can be stopped if all outstanding taxes, arrears, and costs are paid?

A: In a written tender situation, no, it is not possible to make such notations on the form. The owner has up to 10:00 a.m. to pay the outstanding taxes and fees or redeem within 6 months if the property is redeemable. In a live auction situation, the owner can stop the bidding by interrupting the live bids and paying the taxes, but not in a written tender situation.

Q: As the assessed owner if I am the successful bidder, I get full title?

A: All properties are sold 'as is – where is.' Although the Municipality has made all reasonable efforts to confirm ownership, it does not guarantee title or boundaries of the property being sold. Prospective purchasers are responsible to conduct their own title searches and surveys or other investigations.

Q: When completing the information for the preparation of the tax sale deed, what does "Manner of Tenure" mean?

A: It defines the manner which the land will be held. In a joint tenancy, if one person dies, the other person automatically becomes the owner of the whole property. On the other hand, tenants in common each keep their one-half interest in the property. When one person dies, that person's share goes to his or her heirs as directed in the person's will.

If the deed is recorded in one name only, or a company name, the Manner of Tenure is not applicable.

Property conveyed to two or more persons in their own right shall be a tenancy in common, unless the owners expressly declare and direct us to convey the property in joint tenancy.

Q: If you are outbid on a property by tender you do not have the opportunity to counter offer a higher bid? The highest bid wins, correct?

A: That is correct, the highest compliant bid wins.

Q: If there is an outstanding mortgage on the property, is the winner of the tender responsible for payment of said mortgage?

A: Any mortgage registered stays with the owner and does not stay with the property.

Q: If a bid is successful but the amount owing is paid within 6 months (property is redeemed) does the amount of the successful bid get returned to the bidder?

A: Yes, the successful bidder is refunded their entire amount, along with interest calculated at 10% per annum based on the number of days from the paid date to the redeemed date.

Q: If I am the successful bidder, is my deposit applied to my successful bid?

A: Yes, the deposit becomes a part of the successful bid.

Q: If I bid on a property and the property is awarded to me, but I change my mind and no longer wish to purchase the property, do I get my deposit back?

A: No, the deposit is non-refundable to the successful bidder who decides not to complete the transaction.

Q: If I bid on a property and am not the successful bidder, do I get my deposit back?

A: Yes, if you are not the successful bidder, the deposit will be returned to you in the same format that it was submitted, with your option of picking it up or having us mail it to you.