

Rural Municipality of Riding Mountain West

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Policy No. ADM 07	Reference: Resolution 20-798
Policy Title: Purchasing of Lots Within the Whole of the R.M.	Pages: 2
Policy Effective: 26 August 2020	Policy Amended: 23 December 2020

Purpose

The purpose of this policy is to establish guidelines for the purchase of Lots owned by the R.M. of Riding Mountain West in the whole of the RM.

Policy:

1. All lots available for sale will be listed on the municipal website.
2. The minimum agreed to purchase price of each lot will be:
 - a. If the lot is purchased to build a principal residence or commercial building, the greater of:
 - i) \$1,000.00 for an unserved lot, or
 - ii) \$2,000.00 for a served lot, or
 - iii) The most recent assessed value of the lands according to the intended Tax Class usage of the property (i.e., Residential/Commercial);
 - b. For lots purchased to expand the land base of the adjoining property where a principal building exists or to add to an adjoining property being purchased in a. above:
 - i) \$1,000.00 for an unserved lot, or
 - ii) \$2,000.00 for a served lot, or

- iii) The most recent assessed value of the lands according to the intended Tax Class usage of the property (i.e., Residential/Commercial).
- 3. The written offer to purchase must include a brief outline of the plans for the said lot and a deposit cheque in the amount of 10% of the applicable purchase price. The offer to purchase must be received by the municipality a minimum of one week prior to a council meeting date, in order to be presented to council at their next meeting. (Please note: Purchaser's plans must comply with the Tri-Roads Zoning By-Law).
- 4. The municipality will transfer the title to the property to the purchaser as follows:
 - a. If within one year of the purchase agreement, the proposal to purchase is as in 1.a) above and a building permit is confirmed by the Tri-Roads Planning District; or
 - b. If the proposal to purchase is as in 1.b) above, at the completion of the Offer to Purchase terms.

If either of these does not occur, the Municipality will resume full ownership of the property without refund of any of the purchase price.
- 5. The Purchaser will be responsible for all legal fees and costs to transfer the title of land, and as well for any required survey fees.
- 6. The purchaser will be informed of council's decision, after presentation of the offer to a meeting of council. If the decision of council is to sell the lot, the purchaser will pay the balance of the amount offered and enter an Offer to Purchase agreement within 30 days of the acceptance of the offer.
- 7. In the case of 1.a) above, the purchase price of the lot will be held in trust until a building permit is provided, or for one (1) year, whichever comes first. If this condition is met, the municipal officials will then be permitted to sign the necessary documents to have the land transferred into the purchaser's name. If the conditions are not met, the purchase price will be retained by the municipality and the property will return to the RM of Riding Mountain West's land for sale inventory. The purchaser will have no legal right to the land.