

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: 28 April 2021

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 un-serviced lot, or
 - ii) \$2,000.00 for a serviced 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 un-serviced lot, or
 - ii) \$2,000.00 for a serviced 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 2.a) above and a building permit is confirmed by the Tri-Roads Planning District; or
 - b. If the proposal to purchase is as in 2.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. If Conditions are set by Council on a purchase, they will be caveated when applicable on the title for the vendors.