



P.O. Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Item No. 3**  
**Halifax Regional Council**  
**April 23, 2013**

**TO:** Mayor Savage and Members of Halifax Regional Council

Original Signed by Director

**SUBMITTED BY:** \_\_\_\_\_  
Greg Keefe, Director of Finance & ICT, CFO

**DATE:** April 2, 2013

**SUBJECT:** Minimum Reserve Bid Tax Sale – March 12, 2013

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### **INFORMATION REPORT**

#### **ORIGIN**

This report originates from the HRM minimum reserve bid tax sale which took place on March 12, 2013.

#### **LEGISLATIVE AUTHORITY**

**HRM Charter Section 158(4) states:**

(4) Where no bid is received for any land sufficient to satisfy the full amount of the taxes, interest and expenses due in respect of the land and the Municipality does not purchase the land, the Municipality may, without further notice to the owner and encumbrancers, again advertise the property and

(a) sell it at auction for the best price that may be obtained; or

(b) call tenders for the property and sell it for the highest tender,

and the Council may direct the Treasurer as to what constitutes an acceptable minimum bid or tender price.

**Administrative Order 18, The Revenue and Collections Policy section 4.2.3(h)(3) states:**

Where the property has been put up for tax sale three times in the past with no satisfactory offer

staff will then proceed, as per section 158 (4) of the HRM Charter, and without further notice to the owner and encumbrances, to again advertise the property and sell it at either public auction or tender starting with the minimum reserve bid as set by Council resolution.

Any remaining arrears after the tax sale will be adjusted to the allowance for tax account (G/L 2521). Staff will then advise Council of the results, including any adjustments within 30 days of the tax sale via an information report.

### **BACKGROUND**

On May 22, 2012 Council approved the above-mentioned amendment to Administrative Order 18 (sec 4.2.3(h)(3)), The Revenue and Collections Policy, with respect to tax sale action for properties taken to tax sale 3 times and received no bids.

Staff have tried 3 previous times to sell the properties as listed in schedule 1 at tax sale. Taxes continue to accrue and bad debt allowances must be held against these receivables. Staff believe that it is in the best interests of all rate-payers that these tax accounts once again become active by getting parcels into interested parties' hand thereby ensuring increasing development, and ultimately revenue for HRM, rather than abandonment and unpaid tax accounts. Through this process, staff are hopeful the properties under new ownership will become less of a collection risk, be re-capitalized or developed, which in the long run would add taxable value to future assessment rolls.

### **DISCUSSION**

On March 12<sup>th</sup>, staff held the third tax sale using the minimum reserve bid provision of Administrative Order 18. The 3 properties offered at this tax sale are listed in schedule 1. The overall tax recovery rate for this sale was 8%. The sales previously held in July and October 2012 had recovery rates of 28% and 23% respectively.

### **FINANCIAL IMPLICATIONS**

Each year an allowance for bad debt, the valuation allowance, is calculated based on estimates of amounts outstanding that may be uncollectible in future years. Accounts adjusted subsequent to the tax sale per schedule 1 (\$24,617.82) of this report have been 100% provided for in the annual valuation allowance expense, g/l 2521 allowance tax. The balance of this account as of February 28, 2013 was -\$1,921,587.

### **COMMUNITY ENGAGEMENT**

N/A

**ATTACHMENTS**

Schedule 1: March 12, 2013 Minimum Reserve Bid Tax Sale Summary

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A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Jerry Blackwood, Manager of Revenue, 490-6470

Original Signed

Report Approved by: \_\_\_\_\_  
Greg Keefe, CMA, Director of Finance & ICT, CFO, 490-6308

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**SCHEDULE 1: March 12, 2013 Minimum Reserve Bid Tax Sale Summary**

<b>AAN</b>	<b>Name</b>	<b>Legal Description</b>	<b>Taxes O/S</b>	<b>Interest O/S</b>	<b>Total Due</b>	<b>Tax Sale Price</b>	<b>Expenses</b>	<b>Taxes Recovered</b>	<b>% Taxes Recovered</b>	<b>Amount for Write-off</b>
08568502	Robert Smith	562 St. Mary's Road - Chaplin - Land Dwelling	\$ 5,902.39	\$ 2,531.60	\$ 8,433.99	\$ <b>3,400.00</b>	\$ 1,454.11	\$ 1,945.89	<b>23%</b>	\$ 6,488.10
00844209	Kenneth C Fletcher	4209 Highway 357 - Meagher's Grant - Land	\$ 4,259.58	\$ 1,611.79	\$ 5,871.37	\$ <b>3,600.00</b>	\$ 1,367.50	\$ 2,232.50	<b>38%</b>	\$ 3,638.87
08606129	Estate of Rosetta Smith	Lot 39BA, North Preston	\$ 9,066.94	\$ 3,368.89	\$ 12,435.83	\$ <b>770.00</b>	\$ 2,825.02	-\$ 2,055.02	<b>-17%</b>	\$ 14,490.85
			<b>\$19,228.91</b>	<b>\$7,512.28</b>	<b>\$26,741.19</b>	<b>\$7,770.00</b>	<b>\$5,646.63</b>	<b>\$2,123.37</b>	<b>8%</b>	<b>\$ 24,617.82</b>