


<b>Economic Development</b>	 <small>MUNICIPALITY OF</small> <b>PIPESTONE</b> <small>RESTON - SINCLAIR - CROMER - PIPESTONE</small>	Content Updated: September 13, 2019
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<b>RESIDENTIAL LOT SALES POLICY</b>		Approved by Resolution No.
Policy No: ED-005		Amended by: Resolution No. 2018 09 0027
Pages: 2		Approval: 10/08/2015

## **RESIDENTIAL LOT SALES POLICY**

### **PURPOSE**

The purpose of the policy is to encourage residential development and provide a format for individuals to purchase municipally owned residential lots at a low price.

### **SCOPE**

This policy applies to all municipally owned residential lots available for sale and residential development.

### **POLICY**

Purchasers may enter into an offer to purchase one of the available lots within the municipality with a deposit of \$1,000.00 per lot. The selling price will be \$10.00 per lot. If this offer is not acted upon within a 90-day period, the applicant will forfeit the \$1,000.00 deposit per lot. The purchaser is responsible for all legal costs associated with the sale of the property. The municipality shall keep an up to date listing of available lots under this program.

The building process must commence within 90 days of the date of the offer and construction completed 12 months from that date. When construction and lot landscaping is completed and an occupancy permit is issued, the municipality shall refund \$990.00 of the \$1,000.00 deposit.

The municipality reserves the right to limit or deny approval of the offer to purchase at their discretion.

## **First Right of Refusal**

The R.M. of Pipestone will consider first right of refusal requests, made in writing, in conjunction with an offer to purchase a municipal lot. The right will be upheld for a period of one year from the date in which it was granted by Council.

If an offer to purchase is received from a second party on the property at any time, the person who requested the first right of refusal will have 14 days to invoke their right and make an offer to purchase the said property or the subsequent offer to purchase may be accepted. 15 days prior to the expiration date of the first right of refusal, the Municipality shall contact the person granted first right of refusal to advise of the upcoming deadline.

## **Local Improvements**

Municipal lots available for purchase under the Residential Lots Sales Policy that are subject to a local improvement charge shall have that charge added as a levy to the property. Purchasers will not be expected to repay any amounts that have been collected through taxation while the property was owned by the municipality. (Example – street paving, water connection fees)

## **Spec Homes**

A residence built without a particular buyer in mind or under contract, but designed to appeal to the maximum market possible. This residence is not intended to be developer occupied nor developed as a rental unit. Municipal lots are available for development under the Residential Lot Sales Policy as per the approval of the R.M. of Pipestone CDC Board.

When construction of the home is complete, the purchaser of the home is eligible to apply for the R.M. of Pipestone Home Purchase Grant, based on the R.M. of Pipestone Home Purchase Policy. The Spec Home developer is not qualified to apply for the R.M. of Pipestone Home Purchase Grant, unless it was pre-determined that the home is to be used as a rental property. All Spec Home developers will follow the conditions of the R.M. of Pipestone Residential Sales Policy and Offer Agreements signed.