



Arrears Sale Bylaw

Resolution Number: 2025-08-11-211

Date: August 11th, 2025

Definitions:

For the purposes of this by-law:

- (a) "Town" refers to the Town of Gambo.
- (b) "Town Clerk" refers to the Town Clerk/Manager or their designated official responsible for tax collection.
- (c) "Council" refers to the Town Council of the Town Gambo.
- (d) "Arrears sale" means the public auction of real property to recover unpaid amounts as described herein.

Application

This by-law establishes the procedures for conducting arrears sales of real property to recover unpaid taxes, water and sewer fees, local improvement fees, interest and related expenses in compliance with Division 9 of the Towns and Local Service District Act.

Procedures:

Resolution - The Council shall, by resolution, direct the Town Clerk to initiate an arrears sale upon confirmation that a notice of arrears was properly served and the grace period has expired.

Notice of Arrears Sale

- 1. The town clerk shall serve written notice of the arrear's sale to the owner, mortgagee, judgment creditor, lienholder or other person having a charge or encumbrance against the real property immediately upon receipt of a copy of the resolution directing an arrears sale.
- 2. Persons served with notice under this section may file an appeal with the town within 14 days of service.
- 3. If no appeal is filed, the town clerk may advertise the real property for sale by public auction at a time and place specified in the advertisement.
- 4. If an appeal is filed, no advertisement for public auction shall occur until a decision on the appeal is made.
- 5. Advertisements for the arrear's sale must be published at least 30 days before the due date of the sale, in accordance with section 292 of the Act.

Conduct of Arrears Sale

- 1. The Town clerk shall conduct the arrears sale at the time and place specified in the advertisement.
- 2. The town or its agent may bid for and purchase the property.



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3. If no satisfactory bid is received, the town clerk may adjourn the sale and re-advertise it.

Proceeds of Sale

1. The town clerk shall deduct from the proceeds of the arrear's sale the amounts due for taxes, fees, interest, and expenses.
2. Any remaining balance shall be handled as prescribed in section 155 of the Towns and Local Service Districts Act.

Failure to Pay at Arrears Sale

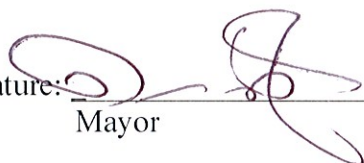
1. If a purchaser fails to pay the purchase price immediately, the town clerk shall re-offer the real property for sale.

Vesting of Property

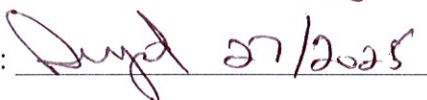
Following a successful arrears sale, the town council shall issue a conveyance in the name of the town, which vests the property in the purchase free from encumbrances.

Revision History:

Revision:	Resolution:	Change Made:	Date:

Signature: 
Mayor

Signature: 
Town Clerk

Date: 

Date: 