



## POLICY No. LAND - 01: LAND PRICING POLICY

EFFECTIVE DATE: January 10, 2024

RESOLUTION# 2024-006

### PURPOSE

The purpose of this policy is to outline the guidelines and procedures for the pricing of land owned by the Municipality for general sale.

### GUIDELINES AND PROCEDURES

1. The Sale agreement is non-transferable.
2. Sale price for land will be based per acre and priced as follows:

Land Description	Town of Hartney	LUDs	Rural Residential (Ex: Lauder)
New Development	\$4000.00	\$3000.00	\$2000.00
Infill lot – empty	\$3000	\$2000	\$1000
Infill lot – occupied	\$2000	\$1200	\$750

3. Definitions of the land descriptions as follows:
  - a. New Development: Newly constructed residential or commercial land for the purpose of sale. Services such as water and sewer brought to the property line.
  - b. Infill lot – empty: An existing lot in the Municipality that was previously owned. The property is free of all buildings, materials, caveats or anything else that would require additional work prior to construction.
  - c. Infill Lot – occupied: An existing lot in the Municipality that was previously owned. The property still has an existing building, materials, caveat or anything that will require additional work to remove prior to construction.
4. The purchaser must commence construction within one (1) year of the date of the land purchase. Construction must be completed within two (2) years of the date of the land purchase. Construction will be deemed to be complete when all interior and exterior finishes are complete, and the land is levelled to finish grade.

5. The purchaser is responsible to meet all zoning requirements, pay the necessary permits and is responsible for all costs to transfer the title to the property.
6. Terms of the land sales are:
  - a. Offer to purchase presented to council at a regular council meeting for consideration.
  - b. Non-refundable deposit of \$250 or half of the asking price, whichever is more, (applied to final purchase price) with offer to purchase. If offer is rejected, deposit will be returned.
  - c. Balance of payment is due within 30 days or prior to the application of a building permit.
  - d. If the conditions of the sale policy are not adhered to, the purchaser shall return ownership of any vacant land to the Municipality of Grassland, free of all encumbrances, within 60 days of the breach of the policy. The municipality of Grassland will refund the purchase price, minus the non-refundable deposit.
  - e. If construction has commenced on the property and the balance of the conditions of the land policy are not adhered to within the 2 years, the Municipality of Grassland shall apply an annual penalty of \$250 as an amount due and payable on tax levy. The penalty shall be applied immediately upon expiration of 2 years from the date of purchase and continue annually until such time as the conditions of the land sale are met.
7. Council has the right to waive any and all of these conditions on a case-by-case basis.