

**Scale of Costs – Sale of Land for Tax Arrears Proposed Changes**

Current Cost Structure		Proposed Cost Structure	
Preliminary work to prepare file and engage professional services, farm debt notice	\$ 700.00	<b>Preliminary work</b> - prepare file to engage professional services	\$ 500.00
		<b>ENGAGE PROFESSIONAL SERVICES</b> <b>Includes</b> Notices under the Farm Debt Mediation Act  <i>Engage professional services, advice and communications. Set up file and mirror file. Enter data. Initialize system for tracking documents and statutory deadlines.</i>	Actual cost incurred
Title search, execution search, report on search, list of interested parties, tax arrears certificate preparation, tax arrears certificate registration, first notices preparation, City Treasurer’s Statutory Declaration, mail first notices (up to 5 <sup>1</sup> )	\$ 900.00	<b>TAX REGISTRATION – PART 1</b> <b>Includes</b> Print Parcel Register, conduct execution searches  <i>Obtain and analyze title search and execution search; prepare report on searches, list of interested parties and tax arrears certificate.</i>	Actual cost incurred
		<b>TAX REGISTRAION – PART 2</b> <b>Includes</b> Update searches, conduct corporate search if necessary, print first notices, mail if necessary  <i>Register tax arrears certificate. Register cancellation certificate, tax deed, or notice of vesting when required. Update title search, prepare first notices, prepare Treasurer’s Statutory Declaration.</i>	Actual cost incurred
Final notice preparation, execution search, title search, mail second notices (up to 5 <sup>1</sup> )	\$ 400.00	<b>TAX REGISTRATION – PART 3 FINAL NOTICES</b> <b>Includes</b> Update searches, print final notices, mail if necessary	Actual cost incurred

Current Cost Structure		Proposed Cost Structure	
Extension Agreement and by-law	\$ 600.00	<b>Extension Agreement</b>	\$ 250.00
City Treasurer’s Statutory Declaration, preparation of advertisement and tender package, tender acceptance/rejection forms, payment into court, mail notices of payment into court (up to 5 <sup>1</sup> )	\$1,000.00	<b>TAX SALE</b> Preliminary work to prepare file for tax sale	\$1,000.00
		<b>TAX SALE</b> <b>Includes</b> Update title search, execution search and corporate search when necessary, prepare and mail Form 5 if necessary  <i>Advertisement, paper tender packages, tender opening checklist, notices to higher and lower tenderer, tender rejection form, payment into court requisition and statement of facts (if needed). Tax sale day phone support, post-tax sale day phone support and administration.</i>	Actual cost incurred
Advertisement in local paper, Ontario Gazette, other	Actual cost incurred	<b>Advertisement</b> - local paper, Ontario Gazette, other	Actual cost incurred
Survey, if required to register on title	Actual cost incurred	<b>Survey</b> - if required to register on title	Actual cost incurred
Property Appraisal, if required	Actual cost incurred	<b>Property Appraisal</b> - if required	Actual cost incurred
		<b>Readvertised Sale</b> - Prepare and send Form 10’s, plus fee per notice shown below	Actual cost incurred
		<b>Postponed Tax Sale</b>	Actual cost incurred
<sup>1</sup> for each notice thereafter	Actual cost incurred		