



## RESIDENTIAL PROPERTY TERMS OF SALE

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**No more than 3 lots may be purchased in a calendar year by any person, firm or developer. A person, firm or developer wanting to buy more than 3 lots, must obtain written approval of Council.**

**Please note that the following contains some new or changed purchase terms which became effective January 1, 2011.**

- Open inventory residential lots (only) in the City of Weyburn may be placed on a 14 day “hold” for \$500.00 + GST.
- Residential property terms of sale require a minimum 10% down payment, at the time of purchase. If a hold fee was previously paid, it will be applied to the purchase price, provided the sale proceeds within the 14 day hold period. Final payment is due on the earlier of:
  - When the building permit is requested, or
  - When a transfer of title is requested for mortgage purposes, or
  - Not later than 6 months after the purchase date
- GST must be paid on all property purchases
- Title is transferred into the Purchaser’s name upon receipt of full payment.
- Property taxes are the purchaser’s responsibility from the date of purchase.
- The value of the new construction on the site will be reassessed periodically during the construction phase and revised tax notices will be issued.
- A building permit must be obtained prior to the commencement of construction.
- Construction must adhere to the Province of Saskatchewan Uniform Building and Accessibility Standards Act, the City of Weyburn Zoning Bylaw and Regulations, and the National Building Code. A complete set of plans must be submitted with the building permit application.
- Construction must commence within twelve months of purchase and progress diligently to completion. Construction must be substantially complete within 18 months of the purchase date. Failure to commence construction (foundation and floor system in place) by the deadline date results in a \$10.00 per day penalty. Failure to substantially complete construction (cabinets and floor cover complete) by the deadline date results in a \$15.00 per day penalty. Penalty amounts will be invoiced to the purchaser on a monthly basis.
- A new building, acceptable to the City of Weyburn, must be constructed on the site within the time frame required. A purchaser, who is unable or chooses not to construct a new building, is required to quit claim and return the property to the City of Weyburn inventory.

- Undeveloped property may not be resold by a purchaser. In the event of a quit claim, the purchase price is refunded less any property taxes outstanding and the quit claim fee. The quit claim fee is 17.5% of the down payment per month for the first 6 months, plus 1% of the purchase price per month after 6 months. The minimum quit claim fee is \$500.
- Effective 2011, new lot design standards include specified finish grade elevations for each site. Also driveway locations are specified and must be located either on the left or right side of the site as shown by the neighbourhood design. Please ask for a neighbourhood grading & driveway design at the building department. Sump pits must be provided for all new homes. Sump pits must be provided with pumps draining to outdoors during the summer months. Sump pits may drain to the sanitary sewer service system only during the winter months.

The Building Department will be pleased to review your building proposal and assist with application and approval procedures.

A list of available lots can be obtained from the City Building Department or on the website.

City of Weyburn property tax information can be obtained from the Property Tax Department, Attention: Theresa Hicks, (306) 848-3205.

For information on the GST Rebate Program for the purchase of property and new home construction; call Revenue Canada's "GST New Housing Program" at 1-800-959-5525.

**For more information, please contact the Building Department at:**

**157 Third Street NE, Weyburn SK.  
306.848.3221**