

Property Tax Sales - Frequently Asked Questions

How does the public auction work?

You simply show up in person on the announced date and bid on any property you are interested in. As with tenders, the highest bidder is the successful purchaser of the property.

If I am the successful bidder, what method of payment can I use?

Payment at a tax sale must be by cash, certified cheque, money order, debit, bank draft or lawyer's trust cheque. If you choose to pay by debit card, please contact your financial institution PRIOR to the day of the sale to raise your daily limit or confirm that your limit will suffice.

If I am the current owner of a property being sold at a tax sale, how do I stop the sale of the property?

If you are the current owner, an encumbrance or an heir at law, you can come to the Municipal Administration Building (375 Main St., Port Hood) and pay all taxes, interest and other applicable charges. This will stop the sale.

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If I am successful bidder, am I required to pay the entire bid amount at the tax sale?

The purchaser at a tax sale must immediately pay an amount equal to the taxes, interest and expenses for which the land was sold. In addition, a \$200 fee to register the deed must be paid on the day of the sale. Any remaining balance of the purchase money must be paid within three business days.

Is there a Deed Transfer Tax payable if one is the successful purchaser at a tax sale?

No, Deed Transfer Tax is not payable on tax sale properties.

If I'm the successful purchaser of a property, do I take on any other debts owed by the original owner?

The successful purchaser would be responsible for any registered liens by a government agency.

Is the original owner notified that their property has been sold?

Yes, a copy of the certificate of sale will be served on each owner of the property sold along with a notice that the property may be redeemed within six months (if the property is less than six years in arrears).

Can the original owner ever redeem the property if I'm the successful purchaser?

If the property is less than six years in arrears, the original owner does have the right to redeem the property within six months from the date of sale.

What happens to the property if there is no successful purchaser at a tax sale?

Should there be no interest in the property, or no one successfully bids on it, the Treasurer shall call Tender or place it on the tax sale list for the next scheduled tax sale.

Can the Municipality bid or tender on a tax sale property?

A municipality may purchase a property that could be used for municipal purposes.

How are tax sale properties disposed of?

These properties are disposed of through public auction or public tender.

How does a public tender work?

Interested parties submit a bid in which you state how much you are prepared to pay for a particular piece of property. On a predetermined date, your tender is opened and, if you are the highest bidder, you are the successful purchaser of the property.

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