

REGULATIONS FOR SALE OF RESIDENTIAL LOTS OWNED BY TOWN OF MOOSOMIN

MAY 27TH, 2015

Updated: August 7th, 2024

Pertaining to: Lots 14, 15, 16 (sold), 17 (sold), 18 (sold), Block 98, Plan 84R49908 (Former Kin Place) \$45,000/lot + GST

Pertaining to: Parcel C, Plan 102141683 Ext 0 (Former Marlin-Marshall Property) \$80,000/lot + GST

**This lot is not for sale till a sewer main has serviced this lot

1. Standard rules apply per "Application For, And Option to Purchase Property" that are available (which includes the regulation that a home must be built within 1 year and that no title is transferred to the purchaser until completely constructed, unless so required for mortgage purposes).
2. 50% of purchase price (not including the cost of G.S.T.) is due day of purchase (personal cheques will be accepted), with the remaining 50% plus the G.S.T. due within 60 days, however, not later than December 31st, in any calendar year.
3. No sub-division of lots into smaller sizes (Size of lots to remain current size).
4. Individuals/corporations are able to purchase multiple lots, however, a maximum of two lots can be purchased for one home.
5. No modular homes.
6. RTM (Ready-To-Move) homes are allowed.
7. Lots are being sold on an "as is basis" (i.e. Town will not supply more dirt/fill for the properties).
8. Wherever applicable, the Town will provide one normal width access or approach to the property complete with culvert if so required, and where a homeowner desires a culvert for the full frontage of their property, the cost of culvert, dirt, and labor to install shall be at the expense of the homeowner.
9. Lots may have easements registered as the case may be, for the purposes of providing utility services.

Other issues for the purchase of a residential lot(s):

- a) Purchaser responsible for all legal fees for transfer of property;
- b) The Municipality has paid for the water/sewer mains, power main, natural gas main, and the telephone utilities for the entire development, however, it will be at the expense of the property owner to pay the required connection fee from the home to these utility mains, and information on these costs is available from each of the utility companies;
- c) With regard to the water/sewer connection there is a \$1,000.00 connection deposit fee that must be paid to the Town before the Town commences the connection, then there is a fee of \$135.00/foot from the mains to the foundation of the home (*summer rate*), and \$150.00/foot (*winter rate – extra \$15.00/ft.*). The Town provides a 3/4" water service, and a 4" sewer service for residential homes, and the Town provides a water meter for each service.
- d) Purchaser/Contractor must take out a development and building permit, pay required fees, and receive approval before commencing construction;

(REV. NEW WATER-SEWER INSTALL RATES 2017)

(UPDATED: AUG. 7, 2024)