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Sale of developed lots

www.emr.gov.yk.ca/lands/info

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This fact sheet explains the ways that the Yukon government sells lots in planned subdivisions. It outlines the steps that you must take to purchase one of these lots.

Introduction

The Yukon government develops and sells residential, commercial, industrial and recreational lots in subdivisions throughout the Yukon.

Lots are first released to the public through a land lottery or by tender. Any lots not sold through the lottery or tender process will be available for sale over-the-counter from the Lands Branch.

The Lands Branch can provide information on lots that are currently available for sale over-the-counter, as well as information on upcoming land lotteries or tenders.

How do I purchase a lot over-the-counter?

Lots are available from the Lands Branch on a first-come, first-serve basis. You must be at least 19 years old and provide the following:

- a completed land application form with a non-refundable application fee of \$25 plus GST; and
- 20% down payment plus GST on the full land price (payable to Yukon Housing Corporation);

What is a land lottery?

A land lottery is a fair and equitable way of selling public land. Lots in subdivisions are first offered for sale by lottery. Land lotteries are advertised two weeks before the application deadline.

To apply for land in a lottery, you list your choice of lot(s) in order of preference. On the day of the lottery, applications are drawn randomly. If your name is drawn, you are entitled to choose or purchase your first available lot.

What is a sale by tender?

Tenders are sealed bids to purchase land. Commercial and industrial lots are sold this way. A minimum or "upset" price is set and sealed bids are accepted with the highest bid being successful.

How do I enter a land lottery?

You can get lottery information and an application form from the Lands Branch or offices in the communities.

You must be 19 years old. Other eligibility criteria, including residency requirements for some classes of land, may apply.

You may make more than one application in a lottery, however, your household may enter into only one agreement for sale per lottery.

Companies are not allowed to enter a lottery.

ADMINISTRATIVE JURISDICTIONS

YUKON GOVERNMENT

Controls the majority of all vacant lands in the territory.

ENERGY, MINES AND RESOURCES

Lands Branch accepts applications to sell, lease, develop and use land under Yukon government control.

Agriculture Branch administers Yukon agricultural and grazing programs.

Minerals Management Branch administers placer and quartz claims, rights and use in the territory.

Forestry Branch administers timber permits and forestry planning.

COMMUNITY SERVICES

Community Land Planning manages zoning regulations in rural Yukon and administers subdivision outside Whitehorse and Dawson City. Also provides mapping services.

YUKON FIRST NATIONS

Control their own settlement lands.

MUNICIPALITIES

Administer lands, community plans and zoning bylaws within their jurisdictions.

Whitehorse and Dawson City also control subdivision within their boundaries.

The Government of Canada, through Natural Resources Canada, Legal Surveys Division provides maps and plans for a fee.

Completed applications must include:

- a \$25 application fee, and
- a \$300 deposit, payable to Yukon Housing Corporation.

What if I am successful?

If you are successful, you have 14 days to confirm your wish to buy and to then proceed with the purchase.

If you decide not to purchase, you forfeit your deposit and application fee.

If you are not successful in the draw, only your deposit will be refunded.

Can I get financing for my purchase?

You may either pay the price in full or enter into an agreement for sale through Yukon Housing Corporation. You must pay with at least 20% down, plus the full GST amount.

Outstanding principal and interest must be paid in equal annual installments. Residential lots are financed over five years and commercial or industrial lots over three years. Payment in full can be made at any time.

Will I incur any further costs?

There may be other agency charges or fees that you must pay up-front.

For instance, the City of Whitehorse applies a development cost charge to all new lots. It is collected up front by the Lands Branch at the time of purchase. Call the City of Whitehorse's Planning Services for more information.

What is an agreement for sale?

An agreement for sale is a binding legal contract, with terms of the contract varying depending on lot location and type.

For example, residential lot sales may require that you construct a house within a specified period. Once an agreement for sale has been signed, you may develop your lot.

In tender situations, building contractors and companies may hold additional agreements with specified requirements. (*See the Builders Lot Policy.*)

When do I get title to my land?

Title will be issued when you have paid in full for the lot, and all other terms and conditions of your agreement for sale have been met.

Can I opt out of an agreement for sale?

Yes, you can opt out of an agreement for sale at any time, however, some penalties may apply.

If you opt out of your agreement within 60 days from your application date, you forfeit your deposit. All other monies will be refunded. If you opt out after 60 days of your application date, you will forfeit the full 20% downpayment and your application fee. Other monies paid over and above this will be refunded.

Whitehorse's development cost charge will also be refunded if paid.

How are my payments handled?

Application fees

You may pay the application fee amount with a Visa, Mastercard or debit card or by cash, cheque or money order.

Land purchases and GST payments

You may use cash, cheque or money order to pay your principal payment, GST or annual installment payments.

Your final payment must be made by certified cheque, cash or money order.

CONTACTS

YUKON GOVERNMENT

ENERGY, MINES AND RESOURCES

Lands Branch

Tel: (867) 667-5215

Toll free: 1-800-661-0408, ext 5215

Fax: (867) 667-3214

land.disposition@gov.yk.ca

- land applications
- sale of developed lots
- land use permits

COMMUNITY SERVICES

Building Safety

Tel: (867) 667-5741

Toll free: 1-800-661-0408 ext 5741

Fax: (867) 393-6249

- building and construction permits (outside Whitehorse)

JUSTICE

Land Titles

Tel: (867) 667-5612

Toll free: 1-800-661-0408 ext 5612

Fax: (867) 393-6358

YUKON HOUSING CORPORATION

Loans Administration

Tel: (867) 667-8114

Toll free: 1-800-661-0408 ext 8114

Fax: (867) 667-3664

- lot financing
- A/S program

OTHER AGENCIES

CITY OF WHITEHORSE

Planning Services

Tel: (867) 668-8335

Fax: (867) 668-8395

- development cost charges
- land planning and zoning

Building Inspection

Tel: (867) 668-8340

Fax: (867) 668-8395

CITY OF DAWSON

Tel: (867) 993-7400

Fax: (867) 993-7434

- subdivision approval
- land planning and zoning

NRCAN LEGAL SURVEYS DIVISION

Tel: (867) 667-3950

Fax: (867) 393-6707

- legal survey maps, plans, approvals

ENVIRONMENTAL HEALTH SERVICES

Tel: (867) 667-8391

Fax: (867) 667-8322

- septic systems