*City Residential Lot Sales

The City of Estevan develops Single-family residential lots on an on-going basis, currently in the Dominion Heights neighborhood (NW area of the City; Nicholson Road, Wellock Road).

Lot Purchase Requirements

All residential lot sales are subject to the purchaser executing a lot purchase/option agreement prepared by the City of Estevan. Terms of sale and the lot selling price are non-negotiable.

A copy of the generic lot purchase agreement is available for review by contacting the City of Estevan Land Development Office.

General Terms of Lot Purchase

Land speculation is strictly prohibited. The purchaser is shall be required to return the lot to the City should dwelling construction not proceed within the 12 month expiry period due to any circumstances.

A prospective lot purchaser is required to deposit 20% of the lot selling price (option amount). The paid option will 'hold' the lot for a maximum 12 month period. In the event that the purchaser wishes to exercise the option, the paid option will be applied to the full selling price of the lot. The purchaser must pay the balance of the selling price plus G.S.T and begin construction within the 12 month option period or upon the building deemed ready for occupancy, whichever comes first.

If the purchaser does not exercise the option within the 12 month period, or requests that the option be terminated prior to the 12 month expiry period, the purchaser will forfeit 100% of the option amount. But if a written request has been made to the City to relinquish the purchase option within 6 months of the agreement date, the City will refund eighty (80%) percent of the option price to the purchaser, with the remaining twenty (20%) percent forfeited to the City. In some circumstances, the option agreement can be transferred to another individual/entity.

The title to the lot will be transferred to the purchaser upon the purchase price being paid for in full and building permit application being in place.

Fees applicable at time of building permit application;

-Building Permit Fee; (Based on **$5.00 per $1000.00** Construction Value)
-Basement Staking & Saskatchewan Surveyors Real Property Report **$950.00 plus G.S.T. (2012)**
-Performance Deposit (to be refunded pending City's final inspection) **$1500.00**

Further information:

Zoning, Lot Purchase Agreements/Prices: Land Development Services Manager 634-1821
Building Permit/Plans Information: Building Official 634-1819
Water & Sewer Information: Engineering Services Manager 634-1823