

**TOWN OF STOUGHTON**  
***RESIDENTIAL PROPERTY TERMS OF SALE***

---

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

- 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 a 14 day hold period. Final payment is due on the earlier of;
  - ❖ When the application for a Building Permit is requested, or
  - ❖ When a transfer of title is requested for mortgage purposes, or
  - ❖ No 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 payment in full
- Property taxes are the purchaser's responsibility from the date of purchase
- Title transfer costs are the responsibility of the purchaser
- A building permit must be obtained prior to the commencement of any construction.
- Construction must adhere to the Province of Saskatchewan Uniform Building and Accessibility Standards Act, the National Building Code of Canada and the Town of Stoughton Bylaws.
- Construction must commence within one year and be completed within a reasonable time frame. A purchaser, who is unable or chooses not to construct a new residence, is required to quit claim and return the property to the Town of Stoughton.
- The value of construction will be assessed once it is ready for possession or substantially complete according to the Building Official.
- 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 as of the date of the quit claim as well as the quit claim fee. The quit claim fee is 17% 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 \$500.00
- Effective 2013, new lot design standards include specified finish grade elevations for each site. Driveway locations are to be specified and must be located either on the left or right side of the site as shown by neighbourhood design. The Building Official can supply the customer with detailed information.
- Sump pumps must be provided for all new homes. Sump pumps must drain outdoors during the summer months and may only drain to the sanitary sewer service during the winter months only.
- Bylaw # 352/07 regulates all matters regarding the construction of a new residence. Plan reviews and inspections are completed throughout the construction period by the Building Official and recommendations must be adhered to.
- The Town of Stoughton offers an attractive Tax Concession bylaw for the construction of a new residence. Information is available at the town office.
- For information regarding the GST Rebate Program for the purchase of property and new home construction, please contact Revenue Canada at 1-800-959-5525 for GST New Housing Program.