

Mackenzie County

Title	LOT SALE ARRANGEMENTS WITH REALTORS	Policy No.	FIN019
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Legislation Reference	Municipal Government Act, Section 5 (b)
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PURPOSE

To increase lot sales and to allow realtors to market Mackenzie County owned lots.

Policy Statement and Guidelines

Council realizes that Mackenzie County is not in the business of marketing real estate. Therefore, Council deems it prudent to make provisions for realtors to market Mackenzie County owned property.

1. Mackenzie County hereby grants local realtors within the region the right to sell Mackenzie County owned land providing the land is not listed with any other real estate brokerage or agent.
2. The lands that shall be available for sale by the realty companies shall be listed on the Mackenzie County's Lot Inventory List. Upon request, a Lot Inventory List shall be supplied to those companies which Mackenzie County deems qualified.
3. Should any Mackenzie County owned lands be listed with a real estate company, the land(s) shall be immediately removed from the Lot Inventory List and a notice in writing be sent to all local realtors informing them of the change.
4. All qualifying realty companies shall be local realtors. "**Local Realtor**" shall be defined as a realty company within the boundaries of Mackenzie County, including the Town of High Level and the Town of Rainbow Lake. The realty company must maintain an office and personnel in at least one of these locations.
5. The realtor shall be entitled to a commission of five hundred (\$500.00) dollars for the sale of lots with an area of 0.40 hectares or smaller.
6. The realtor shall be entitled to a commission of three (3%) percent on lots with an area greater than 0.40 hectares.
7. If a prospective purchaser seeks the advice of a local realtor prior to purchasing a lot directly from Mackenzie County it is the realtor's responsibility to notify the Mackenzie County within 30 days from the date of sale, and to provide proof of their involvement.

8. To qualify for the commission the realtor will be required to present Mackenzie County with a finalized Mackenzie County authorized sale agreement.

DEFINITIONS

“Listed” – Means land that is under contract to be sold by a real estate brokerage or agent.

	Date	Resolution Number
Approved	06-Nov-01	01-566
Amended	07-Apr-09	09-04-282
Amended		