

7

Land pricing - spot land program

General info:www.emr.gov.yk.ca/lands/index.html*Map viewer:*www.emr.gov.yk.ca/mlv_jump.htmlOne of a series of info sheets published by the
Department of Energy, Mines and Resources

April 2011

This sheet explains how the Yukon government establishes a purchase price or rent for your approved individual land application.

Introduction

The Land Management Branch is required under the *Territorial Lands (Yukon) Act* and regulations and *Yukon Lands Act* and regulations to price land at market value.

How does the Yukon government establish the purchase price?

The Land Management Branch uses independent certified appraisers and as required the services of Community Services' Property Assessment and Taxation Branch to provide values for a property (667-5268).

All commercial land sales, including the consolidation of vacant public land with an existing private parcel, require a private commercial appraisal by an independent certified appraiser with Appraisal Institute of Canada accreditation. Rural residential sales also require an appraisal by an independent certified appraiser.

What is market value?

Market value is the most probable price that would be paid for your property in a competitive and open market. It assumes that:

- the buyer and seller are acting with prudence and knowledge;
- there is sufficient time for the sale; and

- the transaction is not affected by undue pressure.

When is this value requested?

An estimate of market value will be requested once your application has been approved. An initial estimate of market value will be given based on a sketch of the approved application area. Market valuations are only valid for one year.

Can I request a review of the value of the property?

Yes. You can send a request for review of the estimate or final value to the Manager of Client Services, Land Management Branch. The legal survey doesn't need to be completed to do a review. The review will be completed by the branch and an appraiser. The appeal process is outlined in the Land Value Appeal Policy.

Your request for review should have valid factors to explain why a review is required, e.g., topography, easements or other factors that affect value may have been overlooked. The appraiser may ask you to attend a site inspection of the land.

How will my lot enlargement be valued?

The valuation technique used is commonly referred to as the direct comparison approach. This approach analyzes listings or sales of comparable vacant land to determine a range of values for your application.

ADMINISTRATIVE JURISDICTIONS

YUKON GOVERNMENT

Manages the majority of crown land in the territory.

ENERGY, MINES AND RESOURCES

Land Management Branch

accepts applications to buy, lease and use public land. Administers Yukon government's non-titled land registry.

Agriculture Branch administers Yukon agriculture and grazing programs.

Land Planning Branch manages local area plans, zoning regulations and subdivision requests (outside Whitehorse and Dawson City).

Mineral Resources Branch

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

Forest Management Branch

administers timber permits and forestry planning.

COMMUNITY SERVICES

Community Development Division

develops planned subdivisions.

YUKON FIRST NATIONS

Control their own settlement lands.

MUNICIPALITIES

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

Whitehorse and Dawson also control subdivision within their boundaries.

CANADA

Natural Resources Canada provides the survey system for Canada Lands (national parks, territories, offshore land, and Indian reserves).

From this analysis, the value of your enlargement is determined by estimating the difference in value between the original lot and the final enlarged property.

The additional amount of land for each enlargement varies and is a significant factor in determining the value.

Other factors affecting an estimated value could be:

- location of the enlargement area relative to the original parcel of land;
- topography;
- access; or
- proximity to water bodies.

If required, there is also an opportunity for you to meet with the appraiser to discuss how the value was determined.

How is lease rent determined?

Annual rent will be established once both parties agree on boundaries of the parcel and conditions of the lease are known. Any development restrictions are considered in determining the final estimate of market value.

The *Territorial Lands (Yukon) Act* and *Yukon Lands Act* and their regulations requires the Yukon government to lease land at 10% of market value. The market value of leased land may differ from the

market value of fee simple titled land.

Can I hire a private appraiser?

Yes. You can hire a private appraiser for your own interest or for private financing purposes. You can also hire an appraiser as part of a review process under the Land Value Appeal Policy. If an appraiser is hired as part of an appeal process, the appeal must be initiated before hiring the appraiser. The appraiser should contact the Land Management Branch prior to conducting the valuation.

Am I reimbursed for my private appraisal?

The cost of hiring a private appraiser will only be reimbursed if you have already initiated an appeal of the market valuation provided by the Land Management Branch before hiring the appraiser. Private appraisals initiated for your own interest or financing purposes will not be reimbursed.

The process for appealing your valuation is outlined in the Land Value Appeal Policy. The first \$500 will be reimbursed. Any amount above \$500 will be shared equally between you and the Land Management Branch, to a maximum of an additional \$500.

CONTACTS

YUKON GOVERNMENT

www.gov.yk.ca

Toll free: 1-800-661-0408 + extension (last 4 digits of desired number)

ENERGY, MINES AND RESOURCES

Land Management Branch

320-300 Main Street, Whitehorse

Tel: (867) 667-5215

Fax: (867) 667-3214

land.disposition@gov.yk.ca

- land applications, developed lot sales, land use permits

Land Planning Branch

Tel: (867) 456-3827

Fax: (867) 393-6340

- subdivision and zoning in rural Yukon

COMMUNITY SERVICES

Building Safety

Tel: (867) 667-5741

Fax: (867) 393-6249

-building and construction permits outside Whitehorse

JUSTICE - Land Titles

Tel: (867) 667-5612

Fax: (867) 393-6358

YUKON HOUSING CORPORATION

Loans Administration

Tel: (867) 667-8114

Fax: (867) 667-3664

- lot financing, agreements-for-sale

ENVIRONMENTAL HEALTH SERVICES

Tel: (867) 667-8391

Fax: (867) 667-8322

- septic systems

OTHER AGENCIES

CITY OF WHITEHORSE

www.city.whitehorse.yk.ca

Planning Services

Tel: (867) 668-8335

Fax: (867) 668-8395

- development charges, planning, zoning

Building Inspection

Tel: (867) 668-8340

Fax: (867) 668-8395

CITY OF DAWSON

www.cityofdawson.ca

Tel: (867) 993-7400

Fax: (867) 993-7434

- subdivision, planning and zoning

NRCAN-SURVEYOR GENERAL

Tel: (867) 667-3950

Fax: (867) 393-6707

- legal survey maps, plans, approvals

Survey plans available at <http://class.nrcan.gc.ca/plansearch-rechercheplan-eng.php>