B. C. MUNICIPA LACT.—(Continued).

pro rating of taxes on sub-divisions which have been cancelled, and on taxes of crown lands, the title of which inheres in the crown subject to agreements of sale which have defaulted.

The Act provides the remedy for the non-payment of taxes and contains the right of action by the municipality in any court of competent jurisdiction against the owner. This is apart from recovery of arrears of taxes through tax sale. The Act provides that, on the 30th day of September in each year, the Council shall offer for sale all parcels of land in arrears of taxes as provided in the Act, and shall continue the sale until all properties so affected are disposed of. The upset price of the land so put up to tax sale shall include delinquent taxes on land and improvements, taxes in arrears, amount of interest due to date of sale, current year's taxes and a 5 per cent. overriding charge with $5.00 charge to the land registry office. In case no bid is received equalling this price the municipality shall be declared the purchaser.

The Act then goes on to describe the rights of the purchaser at tax sales in as precise a manner as will not admit of any clouds on titles so purchased. The owner of property sold under tax sales has one year from date of sale in which to redeem his property with payments of 8 per cent. interest thereon and further provides for actions against municipalities regarding illegalities or irregularities in tax sales.

The concluding feature of the Act calls for the manner and method of special assessments and also provides for competent audit of the books of each municipality which must be completed not later than the first day of March in each year and that such statement shall be sent to the inspector of municipalities under the Act.

DETROIT STREET RAILWAY PURCHASE ARRANGED.

The purchase of the properties of the Detroit (Mich.), United Railway within the city by the city of Detroit, has been arranged for at a compromise price of $31,500,000.

Things have moved rapidly in Detroit. When Mayor Couzens took office on January 1, he immediately went into the street railway situation, promising action at once, looking toward the purchase of the lines by the city. Early in February an offer was made by the city, but this was refused, the company setting as an alternative a price four million dollars higher or a lease to the city. To this the city authorities replied with an announcement that they would ask for $10,000,000, with which to build municipal lines to compete with the privately owned ones. The compromise purchase price followed.

GOOD PRICES PAID FOR MUNICIPALS.

The recent issued made by the town of St. Lambert (opposite Montreal), of $100,000, 5½% payable in 20 years at the high price of 97.92 is a strong indication of the values of good Canadian municipals at this time. There is no doubt that shortage of municipals on the market largely accounts for the high price secured by St. Lambert, but another reason is that the municipality is well administered with a good strong sinking fund commission behind its indebtedness. The buyers of the issue were Messrs. Hanson Bros., of Montreal.

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