

## **REVISED PROPERTY POLICY FOR THE SALE OF PROPERTY**

(Approved by the Prairie to Pine Regional Council Executive on February 25, 2025)

Whereas most of the property sales since the restructuring have been rural properties with low value, the current disbursement policy has been appropriate;

Whereas there are now clear indications that more valuable urban properties will become surplus, some of which will be sold for significant funds;

The Prairie to Pine Property Commission hereby proposes the following revised disbursement policies for the sale of church property with the Prairie to Pine Region: (all of the following numbers are net of sale expenditures)

### **Proposed New Policy**

Prairie to Pine Regional Council  
Property Policies 2025

Under the United Church of Canada Act, each congregation is responsible to maintain a Board of Trustees who are responsible for the care of congregational property and executing property transactions, with the consent of the Regional Council. Guidance may be found in the Trustees Handbook, available on the United Church website under Handbooks and Manuals, or by contacting the Regional Property Commission. The Property Commission is empowered to act on behalf of the Regional Council on property matters. In the absence of congregational trustees, the region maintains a board of regional trustees to act on behalf of the region.

United Church Manual  
Section G2 Property

The term “congregational property” means any kind of property that a congregation might own. It includes

- a) land;
- b) buildings;
- c) any other land rights;
- d) money;
- e) investments;
- f) furniture; and
- g) equipment.

The following policies applies to the disbursement of funds from property transactions.  
Note: all amounts quoted are net of costs of sale

#### **1. Disbanding of congregation**

Schedule B Trusts of Model Deed, Section 6, of the United Church of Canada Act states that if the congregation ceases to exist as an organized body, such proceeds,

less any expense incurred in the execution of these trusts, shall be paid to The United Church of Canada to be applied for such purposes for the benefit of The United Church of Canada as the Regional Council within the bounds of which the said lands are situated, may determine under the by-laws, rules and regulations of the General Council.

Property sales of \$50,000.00 or less

10% to Regional Council

10% to indigenous ministries

5% to archives

5% to Mission and Service

70% discretion of congregation to UCC missions or local charities, which must have a CRA charitable tax number

\$50,001.00 to \$200,000.00

30% to Regional Council

15% to indigenous ministries

5% to archives

10% to Mission and Service

40% discretion of congregation to UCC missions or local charities, which must have a CRA charitable tax number

Over \$200,000.00

50% to Regional Council

15% to indigenous ministries

5% to archives

10% to Mission and Service

20% discretion of congregation to UCC missions or local charities, which must have a CRA charitable tax number

**2. Sale of building but congregation continues**

Expenses, if any, to establish alternative worship space for the congregation will be considered part of the sale costs.

first \$100,000.00 of net retained for congregation;

remainder, minus the first \$100,000.00, disbursed similar to the distribution of funds when disbanding, but, at the discretion of the Regional Council, more funds may be retained to support the ongoing life of the congregation

**3. Sale of building surplus to an amalgamation**

United Church Manual 2025 Section G.1.4.5

Surplus property: The regional council may decide that some of the congregational property will not be needed for the new amalgamated congregation. Any property that will not be needed is called "surplus property."

Use of surplus property: The regional council is responsible for all surplus property after the amalgamation and decides how to use the surplus property for the benefit of the United Church.

Disbursement of Funds same as section 2, but if renovations to the existing property are required to accommodate the amalgamation, cost of renovations may be negotiated with Regional Council

**4. Manses, vacant lots or other property not a church**

under \$100,000.00 funds to be retained by for the ongoing work of the congregation  
over \$100, 000, first \$100,000 retained for congregation, remainder split evenly between congregation and Regional Council

**5. Furniture and Equipment**

if aggregate is more than \$50,000, to be governed according to the above policies.  
if aggregate is less than \$50.000, to be disbursed according to the directions of the governing body of the congregation.