

Newest

TAX DEED ACQUISITION PROCEDURE ORDINANCE
AS OF JANUARY 11, 2021

1. That the Property, Building and Grounds Committee shall appraise all tax deed property to be sold by the County;
2. Except as provided in section 3, the Finance and Personnel Committee shall sell all tax deed property in the manner described in the Wisconsin Statutes and as the Committee deems most appropriate; that any sale approved by the Committee does not require further approval by the County Board; that the Committee Authority Resolution is hereby amended by adding the following paragraph under the section entitled "FINANCE AND PERSONNEL COMMITTEE"

"K. Sell all tax deed property in the manner prescribed by the Wisconsin Statutes and as deemed appropriate by the Committee and without further approval by the County Board";

3. Preference shall be given to the former owner or owners of tax deed properties to regain ownership of the property after the County has taken ownership of it, upon payment by the former owner or owners to the County if:
 - (a) All delinquent taxes, special assessments, special charges and special taxes, and accrued interest, applicable to the property, plus;
 - (b) The County's reasonable estimate of the average cost of selling tax deed property, as set forth in section 4; plus;
 - (c) The fee to record the deed granted by the County.

Within 10 days after a tax deed to the County has been recorded, the County Treasurer shall send a notice to the former owner or owners that they have 30 days from the date of the notice in which to regain ownership of the property by making payment to the County Treasurer of the amounts set forth in subsections (a) and (b).

4. The County Board hereby estimates that a reasonable estimate of the average costs incurred by the County in selling tax deed property, including personnel costs of the County Treasurer, the Corporation Counsel and the County Clerk, is \$1,000.00.
5. That the Finance and Personnel Committee may recommend to the County Board that the County enter into any of the following contracts regarding tax deed property;
 - (a) A listing contract with a real estate broker or brokers to sell tax deed properties;
 - (b) A contract with an engineering or like firm to do an environmental assessment as to the likely environmental clean-up costs on any tax delinquent property which the County is considering taking title to as tax deed property;
6. That the County Clerk is hereby authorized to execute deeds on behalf of the County for the sale of tax deed property as approved by the Finance and Personnel Committee;
7. That, in accordance with section 75.69 (4), Wisconsin Statutes, the County Clerk shall mail a notice of the proposed sale of any tax deed property by the County to the clerk of the municipality in which the real estate is situated at least 3 weeks prior to the time set for the sale;
8. That Richland County hereby reserves the right not to acquire title to any tax delinquent property

which may expose the County to substantial environmental clean-up costs in excess of the likely fair market value of the property;

9. That all statutory notices for the sale of tax deed property shall contain the following provision:

"A non-refundable ~~\$10.00~~ \$30.00 fee will be added to the bid of the successful bidder for the County's cost of recording its deed to the successful bidder", and

the County Clerk shall collect this fee from the successful bidder before giving a deed to that bidder for any tax deed property and the Clerk shall then record the deed; that the amount for this surcharge shall be adjusted automatically to reflect changes in the statutory recording fee charged by the Register of Deeds;

10. The County Clerk shall publish a notice for 3 consecutive weeks in The Richland Observer regarding the ~~sale of first effort to sell~~ any tax deed property. Subsequent efforts to sell shall be advertised for only 1 week. ~~which The~~ notice shall contain the following provisions in addition to the requirement of section 9:

- (a) The municipal unit, tax parcel number or numbers and the legal description of the property to be sold and the address of the property.

- (b) The appraised value of the property established by the Property, Building and Grounds Committee;

- (c) A statement that the buyer shall be responsible for paying the property taxes on the property, if any, for the year of the sale to the buyer.

- (d) The following paragraph:

"For further information about this property, visit Richland County's website at <http://www.co.richland.wi.us/> and click on tax deed - sale notice or call 608-647-3658

The Property, Buildings and Grounds Committee shall determine what information about tax deed property shall be contained in the website material.

The notice may, at the discretion of the Finance and Personnel Committee, contain a requirement that the buyer enter into a contract with the County to clean up the property to the satisfaction of the Committee within a period of time established by the Committee and that the buyer escrow with the County Clerk an amount deemed appropriate by the Committee to clean up the property.

- (e) The following paragraph:

"For further information about this property, visit Richland County's website at <http://www.co.richland.wi.us/> and click on tax deed - sale notice or call 608-647-3334.

The Property, Buildings and Grounds Committee shall determine what information about tax deed property shall be contained in the website material.

- (f) The notice may, at the discretion of the Finance and Personnel Committee, contain a requirement that the buyer enter into a contract with the County to clean up the property to the satisfaction of the Committee within a period of time established by the Committee and that the buyer escrow with the County Clerk an amount deemed appropriate by the Committee to clean up the property.