

LOUISA COUNTY TREASURER

Vicki L. Frank

PO BOX 207

WAPELLO, IA 52653

AUTO: 319-523-4453 E-Mail: cotreas@louisacomm.net

TAX DEPT: 319-523-4452

PHONE: 319-523-4451 Driver's License: 319-523-4454

FAX NO: 319-523-0184

“Pay Current Property Taxes and Download Forms” @www.iowatreasurers.org
“Renew your Motor Vehicle Licenses” @www.iowatreasurers.org

**NOTICE TO TAX SALE PURCHASERS OF THE TERMS AND CONDITIONS
GOVERNING THE ANNUAL TAX SALE AND
ADJOURNMENTS OR ASSIGNMENTS THEREOF
(Effective for June, 2011 Tax Sale)
(Updated 05/04/2011)**

The annual tax sale is held by the Louisa County Treasurer on the third Monday in June beginning at 9:00 a.m. The sale continues as long as purchasers are present or until every parcel has been offered for sale. The annual sale is then adjourned to 9:00 a.m. the third Monday of every month following, until all parcels are sold. If the third Monday falls on a legal holiday observed by the county, the sale for that month will be held on the following workday.

The following information is provided to assist in the purchase of delinquent taxes during the tax sale or in obtaining an assignment of a tax sale certificate, either from a private certificate holder or from Louisa County. Please read carefully as some of the terms and conditions have changed.

ATTENTION TAX SALE INTERESTED PARTIES: Recently enacted legislation (HF256), effective for June 2009 Tax Sale, requires “to be authorized to register to bid or to bid at tax sale or to own a tax sale certificate, a person, other than an individual, must have a federal tax ID# and either a designation of agent for service of process on file with the Secretary of State of Iowa or a verified statement meeting the requirements of chapter 547 on file with the County Recorder of the county in which the person wishes to register to bid or to bid at tax sale or of the county where the property that is the subject of the tax sale certificate is located.

REGISTRATION

All prospective bidders **must register by 4:00 p.m., the Wednesday before tax sale** in the County Treasurer’s Office. No registrations will be accepted the day of the sale. By completing a Louisa County bidder registration form, you are affirming that you will abide by our tax sale rules.

A registration fee of \$30.00 per registration is due at the time of registration. The registration fee is **non-refundable** and covers the annual sale and adjournments, thereof. The fee shall not be assessed against a municipality or the county as a purchaser.

All bidders must register under the name exactly as filed with the Internal Revenue Service.

Registration is deemed complete when the following forms provided by the Louisa County Treasurer are properly completed and received by the County Treasurer: 'Registration of Tax Sale Buyer or Assignee', 'W-9', and 'Authorization to Represent Bidder' (if a bidder will not be representing him/herself). All forms must be completed with the same bidder name. Forms with original signatures must be mailed or delivered to the Louisa County Treasurer's Office on or before the Wednesday prior to Tax Sale. Signature of notary is required on 'Authorization to Represent Bidder' form before being considered completed. An employee of the Louisa County Treasurer's office will not notarize this form. Faxed forms will not be accepted. Prior years' registrations are not valid for this sale.

A properly registered tax sale bidder is allowed to purchase tax sale certificates under one buyer number only. A federal identification/social security number can only be represented once for each item offered.

A registrant may, through a completed 'Authorization to Represent Bidder' form filed with the County Treasurer by 4:00 p.m., Wednesday prior to tax sale, designate one agent to bid on his/her behalf throughout the duration of the tax sale. The fee for authorizing an agent to bid for a registered bidder is \$30.00 per buyer number. This fee is **non-refundable** and covers the current annual sale and adjournments, thereof. A registrant is limited to one designated agent per registration for the duration of the sale. A bidder may file a replacement bidder authorization form for another \$30.00 nonrefundable fee by 4:00 p.m. the Wednesday before Tax Sale. The Treasurer's staff will not allow changes to the 'Registration of Tax Sale Buyer or Assignee' or the 'Authorization to Represent Bidder' forms once they are turned in.

Bidder registrations, bidder authorizations, and W-9 forms for subsequent sales will be accepted any time prior to the start of the subsequent sale.

All bidder/buyers will pick up their bidder card at the tax sale location starting at 8:30 a.m. Monday, day of the tax sale. Bidders/buyers must surrender their bidder card at the conclusion of the tax sale.

All bidders, buyers, and assignees must be over the age of 18 years as of third Monday of June, day of the tax sale. The County Treasurer requires valid proof of age and/or identity; i.e., driver's license, non-driver identification card or birth certificate. Bidders should be prepared to show proof of identity upon entering the sales room.

A tax sale Certificate of Purchase and/or a Tax Deed can be set aside if it is determined that the tax sale purchaser or assignee was ineligible to bid at tax sale. The general rule is that a tax sale purchaser or assignee should never have an interest or lien in the parcel offered for sale. Prospective bidders should consult with legal counsel to determine their right to become a tax sale certificate holder, either through bid or through assignment.

Internal Revenue Service regulations require this office to obtain the tax identification number of purchasers of taxes. A 'W-9' form must be completed and signed at the time of registration. This information is required to issue an accurate 1099-INT form with the appropriate social security number or taxpayer identification number.

At the end of the calendar year, the County Treasurer will issue a 1099-INT form to each certificate holder and to the Internal Revenue Service for cumulative interest paid during the calendar year. This information may be needed when filing Federal and State Income Tax returns.

If a buyer underreports the interest amount received, the Internal Revenue Service will direct the Treasurer to implement a backup withholding procedure at the rate of 31% of the interest collected. If this should occur, the Treasurer reserves the right to ban the buyer and all associated buyers from future tax sales.

Each 'Registration of Tax Sale Buyer or Assignee' form, 'W-9', and 'Authorization to Represent Bidder' form will be reviewed for completion, accuracy, and authenticity. All forms must be signed by the same individual. Errors, omissions, or misrepresentations by a tax sale bidder may disqualify the bidder from the sale. Any person placing a bid without proper registration or authorization may be disqualified from the sale. In these instances, all certificates purchased by the disqualified bidder during the sale may be cancelled and re-offered to other properly registered bidders.

SALE OF DELINQUENT TAXES

Parcels with delinquent taxes are published in the Wapello Republican and Columbus Jct Gazette the first Thursday in the month of June. A copy of this publication can be obtained from either of these newspapers. You can also purchase a copy of the Delinquent Tax List from the County Treasurer's office for a fee, depending on how you wish to receive it. We can e-mail it, furnish it on a floppy/CD, or paper copy.

Parcels that were paid subsequent to publication and those subject to bankruptcy are withheld from the sale. A Certificate of Purchase may be rescinded if a pre-existing stay order from bankruptcy court is made known to the County Treasurer after the tax sale; in which case, only the principal amount of the investment will be refunded to the purchaser. The County Treasurer will not pay interest. In the event of bankruptcy proceedings, either before or after the sale, there is no guarantee the purchaser of the tax sale certificate will receive the anticipated interest or any interest what-so-ever. The United State Bankruptcy Court will make that determination.

It is the bidder's responsibility to be prepared for the sale and to know the parcel(s) within each taxing district upon which to bid. Bidders are advised to research the parcel(s), prior to the day of the tax sale, to determine whether the property would be of sufficient use or value should a deed be obtained. You may research property information online at louisacountyiowa.org.

In the event a bidder purchases a parcel for which they already hold a previous certificate, the payment will be added as a subsequent payment to the existing certificate. Since the bidder should not bid on such a parcel to begin with, the bidder could be barred from future sales.

Cellular phones, pagers, tape recorders, camcorders, and other audible electronic devices are to be turned off during the sale. Cameras, camera cell phones, and other picture taking devices are not allowed during the tax sale. Laptop or notebook computers are allowed only if they are operated from battery packs. A violation in the use of electronic devices may result in the disqualification of the bidder.

Spectators can be accommodated only if sufficient seating room is available. No children(no one under the age of 18) are permitted.

Regular sale parcels are those for which a tax delinquency is published and offered for sale for the first time. **Public bidder sale** parcels (marked with an '*' asterisk) are those for which a tax delinquency is published and offered for sale for the second consecutive year. Parcels are offered or sold by item number in the manner they are published, alphabetically

by taxing district. Regular sale parcels and mobile homes are sold first and then public bidder parcels are sold at the end.

Each item will be offered for sale to all bidders, with an opening bid of 100% undivided interest. After the Treasurer announces the item to be sold, bidders may bid downward a percentage of undivided interest in the parcel. This is called a "bid down" and means that the bidder is willing to pay the total amount due against the parcel for less than 100% undivided interest in the parcel. Bidders wishing to "bid-down" must announce their intention immediately after the item number is announced. The bidder that offers to pay the total amount due against a parcel for the smallest undivided interest in the parcel will obtain the tax sale certificate. "Bid downs" will range in whole percentages from 99% to 1%. The percentage designated gives the tax sale certificate holder, upon the issuance of a Tax Deed, an undivided interest in the parcel with the owner(s) of record.

If the Treasurer determines that there are no "bid-downs" or the bid is a tie at 1%, a bidder will be chosen by a random selection process, between the bidders that were actively bidding, to determine which bidder will obtain the tax sale certificate. The bidder selected at random must immediately accept the purchase of the item by announcing "sold" or refuse the item by announcing "pass", in which case another bidder number will be chosen at random. A response of "sold" results in an obligation on the part of the bidder to pay for the certificate at the conclusion of the sale. If the bidder whose number is selected does not respond immediately, another bidder number will be selected.

Any collusion by bidders to prevent the "bid-down" process will cause the tax sale to be postponed. In the event collusion is discovered after the tax sale, the tax sale certificate will be null and void and resold at a later date. Such fraudulent collusion prevents selling an item for the smallest percentage of undivided interest of the parcel. This is a prohibited practice at this tax sale and violation may disqualify a bidder from the sale.

Buyers are required to review all items listed on the bidder report provided prior to settlement and notify the County Treasurer's office staff of any discrepancy **before** making payment. Treasurer's staff will resolve all reported discrepancies.

Payment is required at the conclusion of the sale as soon as the Treasurer's staff can total each purchaser's certificates. The amount collected will include all delinquent taxes, special assessments(including drainage/levee taxes), interest, special assessment collection fees, rates or charges, service fees and a \$20.00 certificate fee for each Certificate of Purchase issued. Under no circumstances will the Louisa County Treasurer's staff complete the buyer's check with the dollar amount, nor hold checks for any reason.

Payment must be U.S. funds and in the form of a personal or business check, money order, cashiers check, any form of guaranteed funds, or cash for the exact amount of the purchase. Two-party checks will not be accepted for payment. Failure to make payment by 12:00 p.m. the day of the sale will result in those parcels being re-offered at the next tax sale. In either instance, the buyer will be prohibited from again bidding on these parcels.

If a tax sale buyer's check does not clear his/her bank account, i.e., non-sufficient funds, account closed, etc., the buyer will have five business days following notification from the County Treasurer to repay with guaranteed funds or the tax sale certificate(s) will be canceled. A \$30.00 service fee will be added for each check returned unpaid.

ALL SALES ARE FINAL. If payment is cancelled on a tax sale buyer's check, all certificates purchased by that bidder will be canceled and the parcels re-offered at the next adjourned sale. The buyer, as well as any associated entities, will be prohibited from bidding

on these parcels. In addition, the buyer, as well as any associated entities, will be prohibited from bidding at any adjourned sale or future tax sales in Louisa County.

For each parcel sold, the County Treasurer is required to notify the title holder of record within fifteen days from the date of sale that the parcel was sold at tax sale.

CERTIFICATE OF PURCHASE

Please allow 7 to 10 days to receive certificate(s). This allows the County Treasurer's staff time to complete posting of records, editing of certificates, and balancing the proceeds received from the tax sale. It is the purchaser's responsibility to verify that the tax sale Certificates of Purchase received are correct for the parcels purchased. Tax Sale Certificates of Purchase will not be held by the County Treasurer's office.

The certificates will be issued to the name and tax I.D. number on the bidder registration form. There will be no substitutions or exchanges.

The tax sale Certificate of Purchase does not convey title to the certificate holder. The title holder of record or other interested party retains the right to redeem within the statutory period, depending on the type of the tax sale. If the Certificate of Purchase remains unredeemed after the statutory period, the certificate holder may begin action to obtain a Tax Deed.

Purchasers are required to notify the Treasurer's office of any changes in an address or telephone number, or e-mail address.

If it is determined that any parcel was erroneously sold, the Certificate of Purchase will be cancelled. This includes web payments received before 9:00 a.m. the day of the sale. The certificate holder shall return the Certificate of Purchase and the County Treasurer will reimburse the principal amount of the investment. The County Treasurer will not pay interest.

If the original Certificate of Purchase has been lost or destroyed, a duplicate can be obtained from the County Treasurer's office at a cost of \$20.00.

ABANDONED PARCEL AND VACANT LOT LAW

Iowa law permits a county or city to purchase parcels offered at the regular tax sale or to require that a certificate be assigned to the county/city for vacant lots or for abandoned parcels if the county/city files a verified statement of abandonment with the County Treasurer(see Iowa Code Section 446.19A).

PUBLIC NUISANCE TAX SALE

Abandoned residential property, for which a verified statement is filed with the County Treasurer by May 15th, will be offered and sold separately at public nuisance tax sale. To be eligible to bid on parcels at public nuisance tax sale, prospective bidders, must enter into an agreement with the city or county and demonstrate an intent to rehabilitate the property for use as housing if not redeemed(see Iowa Code Section 446.19B).

ASSIGNMENT

The tax sale Certificate of Purchase is assignable by endorsement of the certificate, payment by the assignee of the \$100.00 assignment transaction fee, and forwarding the certificate with original signature endorsement to the County Treasurer for entry in the county system. An assignment is not considered valid until posted to the county system by the County Treasurer. Upon receipt of the \$100.00 assignment transaction fee from the assignee, the County Treasurer will make the necessary entries in the county system. The assignment fee will not be reimbursed at the time of redemption.

A certificate cannot be assigned to a person, other than a municipality, who has redemption rights. The assignor may not assign a Certificate of Purchase to more than one assignee.

To obtain an assignment of a tax sale certificate that is held by Louisa County contact the County Treasurer's office. The terms and conditions set forth in this document apply both to certificates obtained through assignment and for certificates obtained directly through the tax sale. If it is determined that a county-held certificate was erroneously assigned, the assignment will be cancelled. The assignee shall return the Certificate of Purchase and the County Treasurer will reimburse the total amount paid for the assignment only. Interest from the assignment date to the date of cancellation of the certificate will not be paid.

The recorded assignment will vest in the assignee all the right and title of the assignor; except, when a county-held certificate is assigned, the assignee has three years from the date the assignment is recorded by the County Treasurer, instead of from the date of the tax sale, to qualify for a Tax Deed. Please contact this office at (319)-523-4452 regarding the assignment of a certificate.

When a certificate holder requests the County Treasurer to record a change, other than the mailing address, telephone number, or e-mail address, it is considered an assignment and the \$100.00 assignment transaction fee will be charged. This includes a change in the certificate holder's name or federal identification number. Failure to provide the correct federal identification number or social security number will result in a charge of \$100.00 for each certificate purchased under that federal identification number or social security number.

SUBSEQUENT TAX PAYMENTS

A tax sale certificate holder may pay subsequent taxes and special assessments, including rate or charges, on the same parcel(s) on which s/he holds the tax sale certificate, beginning fourteen days following the date from which an installment becomes delinquent. Only items delinquent in the current fiscal year or prior may be paid as a "subsequent payment". Special assessments, rate or charges due in future years cannot be paid until the fiscal year in which they become due and are more than 14 days delinquent.

The County Treasurer is required to collect a fee at a rate not to exceed \$2.00 per parcel for tax statements or tax statement information. The certificate holder may request a subsequent tax payment report of delinquent taxes from the County Treasurer. The request must include the tax sale certificate number and parcel number. If the request is made as stated, and is complete and accurate, the County Treasurer may waive the fee. When remitting payment, the report must accompany the check. Under no circumstances will the Louisa County Treasurer's staff complete the certificate holder's check with the dollar amount or hold them for any reason. The certificate holder must inform the County Treasurer's office of the subsequent payment so it is properly paid and recorded as an addition to the tax sale certificate. Subsequent payments not properly reported by the certificate holder at the time

of payment will be treated as voluntary payments and will be omitted from redemption calculations. After subsequent tax payments have been received and applied by the County Treasurer's office, the County Treasurer will not refund the payment if the tax sale certificate holder later decides that he/she did not want to pay taxes for a particular parcel.

Subsequent payments may not be paid online. If paid online, the payment will be treated as voluntary payment and will be omitted from redemption calculations. If it is determined that tax payment was made online prior to a subsequent payment, but the county records had not been updated, the subsequent payment will be refunded to the certificate holder.

Recorded subsequent payments will accrue interest at the rate of 2% per month, beginning with the month payment is posted to the county system to the month of redemption. Subsequent tax payments received after 2:00 p.m. of the last business day of the month will not be posted until the first business day of the next month. In no instance will the date of postmark be used to calculate interest or to determine if interest will accrue. The Treasurer's office will contact the certificate holder with notification of additional late interest.

SERVICE OF 90-DAY NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION

Service is completed when the certificate holder files the 90-day Notice of Expiration of Right of Redemption Affidavit with the County Treasurer. It is a prohibited practice for the tax sale certificate holder to serve the 90-day Notice of Right of Redemption to individuals if the tax sale has already been redeemed. A violation of this policy may result in the tax sale buyer being barred from future tax sales in Louisa County.

If the tax sale Certificate of Purchase remains unredeemed after the statutory period, as shown below in items a and b, the certificate holder may begin action to obtain a Tax Deed to the parcel.

- a. For Regular Sale parcels (only advertised once), the 90-day Notice of Expiration of Right of Redemption may be served by the certificate holder after one year and nine months from the day of sale. Any certificate holder who serves said notice or a similarly worded notice prior to the expiration of this time period may be barred from future tax sales in Louisa County. It is Louisa County's intent to afford property owners with all of the rights and remedies of the Iowa statutes.
- b. For Public Bidder Sale parcels (advertised consecutively more than once and marked with a '*'(asterisk) on the publication), the 90-day Notice of Right of Redemption may be served by the certificate holder after nine months from the date of sale. Any certificate holder who serves said notice or a similarly worded notice prior to the expiration of this time period may be barred from future tax sales in Louisa County. It is Louisa County's intent to afford property owners with all of the right and remedies of the Iowa statutes.

The 90-day Notice of Expiration of Right of Redemption must be served on all parties having an interest in the parcel; and, once served, an Affidavit of Service, with evidence of service, must be filed with the County Treasurer.

The 90-day Notice of Expiration of Right of Redemption shall be served by both certified mail and regular mail service upon the title holder(s) of record and the person(s) in possession at that person's last known address. All other persons having an interest of

record, as well as any city where the parcel is situated, shall be served by mail to the person's last known address.

Valid costs recoverable on a tax sale redemption are:

- a. For certificates sold on or after June 1, 2005, the cost of serving the notice, including the cost of sending certified mail notices, and the cost of publication under Section 447.10, if publication is required, shall be added to the amount necessary to redeem. The cost of a record search, not to exceed \$300.00 shall also be added to the amount necessary to redeem if the search is performed by an abstractor who is an active participant in the title guaranty program under section 16.91 or by and attorney license to practice law in the state of Iowa.
- b. For certificates sold prior to June 1, 2005, the only allowable costs that may be included as part of the amount necessary to redeem are newspaper publication fees. Service of the 90-day Notice of Expiration of Right of Redemption by publication is only allowed as described in Section 447.10, 2003, Code of Iowa. The Louisa County Treasurer requires a statement from the certificate holder substantiating the reason service was made by publication, as well as a copy of the newspaper publisher/s invoice, prior to posting publication costs to the amount necessary to redeem. Fees for publication, if required, shall not exceed the customary publication fees for official county publications.

Costs will not be posted or added to the amount necessary to redeem until the County Treasurer receives the proof of service and statement of costs. By statute, costs cannot be filed with the County Treasurer prior to the filing of the 90-day Notice of Expiration of Right of Redemption Affidavit of Service. Service is completed when the certificate holder files the 90-day Notice of Expiration of Right of Redemption Affidavit of Service with the County Treasurer.

The certificate holder is responsible for determining the status of the tax sale certificate before serving the 90-day Notice of Right of Redemption to interested parties. The Louisa County Treasurer's office will not notify certificate holders when such action can be initiated. The Louisa County Treasurer's staff will not assist in completing the 90-day Notice of Expiration of Right of Redemption. The County Treasurer is not responsible to verify that all parties of record have been properly served. It is strongly recommended that a certificate holder retain the service of legal counsel or legal aid to complete this process.

TAX DEED ISSUANCE

The Tax Deed conveys right, title, and interest in the property. Should a parcel not be redeemed within ninety days following the filing of the Affidavit of Service pursuant to Iowa law, a Tax Deed will be issued. Tax Deeds will be issued independently for each tax sale certificate that qualifies. The fee for the issuance of a Tax Deed is \$25.00. Recording fees, payable to the Louisa County Recorder, are variable and will be determined at the time a deed is requested. Upon receipt of the tax sale Certificate of Purchase, deed issuance fees, and recording fees, the County Treasurer will record the deed with the County Recorder prior to delivering the deed to the purchaser. After the deed is recorded, the deed holder may file an Affidavit of Tax-Title Holder with the County Recorder. This form is available in the County Treasurer's office.

CANCELLATION OF TAX SALE CERTIFICATES

Failure to file 90-day Notice of Expiration of Right of Redemption Affidavit

If three years have elapsed from the date of the sale, the certificate has not been redeemed, and the 90-day Notice of Expiration of Right of Redemption Affidavit of Service has not been filed with the County Treasurer, the County Treasurer will cancel the tax sale certificate. The tax sale certificate holder is not entitled to a refund. However, if the filing of the affidavit of service is stayed by operation of law, the time period for the filing of the affidavit shall not expire until the later of six months after the stay has been lifted or three years from the time of the tax sale.

Failure to Request Tax Deed

After the redemption period has expired, the tax sale certificate holder must return the Certificate of Purchase and remit the appropriate deed issuance and recording fees to the County Treasurer prior to the close of business on the ninetieth day from the date of completed service pursuant to Iowa law. Failure to comply will result in cancellation of the certificate of purchase, and the certificate holder is not entitled to a refund.

REDEMPTIONS

A redemption will not be processed unless tax sale redemption fees are received by the County Treasurer prior to the close of business on the ninetieth day from the date of completed service or as allowed by law. A redeemed tax sale will include the following:

- The original tax sale amount including the \$20.00 certificate fee paid by the certificate holder at the time of the sale.
- Interest in the amount of 2% per month, from the month of sale to the month of redemption, calculated against the amount for which the parcel was sold, including the \$20.00 Certificate of Purchase fee. Each fraction of a month is counted as a whole month.
- Subsequent tax payments paid and properly reported by the purchaser as an addition to the sale, with interest in the amount of 2% per month, from the month the subsequent payment is posted to the county system to the month of redemption. Each fraction of a month is counted as a whole month.
- Valid costs incurred by the certificate holder and posted to the county system for action taken toward obtaining a Tax Deed. Costs not filed with the County Treasurer before redemption shall not be collected by the County Treasurer. The certificate holder may pursue collection through a court action against the parcel owner.

Written notice of redemption, either by e-mail, fax or regular mail, is provided to certificate holders. Upon surrender of the tax sale Certificate of Purchase for a redeemed tax sale, the County Treasurer's office will issue a check for the redemption amount. The certificate holder must surrender their tax sale Certificate of Purchase to the Louisa County Treasurer's office before receiving the check. The earliest a reimbursement could occur would be on the first business day following the cashier-validated date of redemption, as shown on the county system. The certificate holder will receive a check with a copy of the Redemption Certificate reflecting a breakdown of the total amount of the redemption. The Redemption Certificate should be retained for income tax purposes.

If, for any reason, a certificate holder is paid for a redemption that in fact was not redeemed, the certificate holder shall reimburse the Louisa County Treasurer, the full amount that was issued for said redemption.

In the event a certificate holder has been reimbursed for a redemption and the taxpayer's check does not clear the taxpayer's bank account for any reason, the certificate holder, upon notification, will be required to immediately return the redemption funds to the County Treasurer's office. The County Treasurer will return the tax sale Certificate of Purchase to the certificate holder and cancel the redemption. The tax sale will be reinstated as of the original sale date. A subsequent redemption will be calculated from the original date of the sale to date of repayment.

The County Treasurer's office will not provide or calculate year-end interest accruals or bookkeeping services other than to provide a copy of the Redemption Certificate at the time of reimbursement to the certificate holder.

GENERAL INFORMATION

This document has been prepared to provide general information and guidelines relative to Louisa County's conduct of tax sales, tax sale assignments, tax sale redemptions, buyer reimbursements, and the issuance of tax deeds. The County Treasurer expects all bidders to follow these terms. It is not an all-inclusive listing of statutory requirements, procedures, or policy. It is not to be construed as a legal opinion of the statutes governing tax sales. The Louisa County Treasurer's office will not respond to questions of law. Questions of this nature should be directed to your legal counsel.

The Louisa County Treasurer reserves the right to reject any or all bids and to waive irregularities which appear to be in the best interest of Louisa County.

Prospective buyers should consult with legal counsel to determine their legal rights and remedies and to protect their interest as a tax sale buyer.

Prospective buyers should consult with their tax attorney or tax preparer to identify any income tax consequences that might result from purchasing a tax sale certificate.

The provisions of this document are severable. If any provisions of this document are determined to be contrary to law, the remaining provisions shall remain in full force and effect.

Announcements made the day of the tax sale, whether annual or adjourned, will take precedence over these printed rules.

Failure to comply with these guidelines or subsequent announcements will result in the bidder being prohibited from participating in present or future Louisa County tax sales.

This document is effective for taxes sold between June 20, 2011 and May 31, 2012, and all their assignments, thereof, regardless of the assignment date.

Call the County Treasurer's office at (319) 523-4452 to obtain additional information.

Effective from May 1, 2011
(Updated 04/15/11)

Vicki L. Frank
Louisa County Treasurer