

County Owned Property for Sale

FAQ'S

Workforce housing Buyer – Housing for workers critical to the safety and improvement of the community (essential workers); for example: teachers, firefighters, law enforcement officers, public safety workers (EMT, Paramedics, etc.), nurses, medical personnel, county and city employees.

First Time Home Buyer – An individual or family that has not owned a home in the past five (5) years.

Qualified Bidder – Up to date on all tax payments nor had a property go to tax sale. All properties must be up to code with cities and county. There must be no past problems with closing on properties purchased from the County. Criminal activity and tenant complaints will be reviewed along with past clean and liens.

Price of Property – All liens plus foreclosure costs incurred by the County.

Primary Residence – Residence must be their declared primary residence.

Form of Deed - County will accept a Quitclaim Deed, conveying its interest in the property but providing no warranties. The deed may contain reservations as provided by law. We recommend you use a title company or attorney to transfer the property into your name.

Closing Date – Property must be transferred within 30 days of notice of award.

Closing Costs - All closing costs will be paid by purchaser. All costs and expenses shall be paid by purchaser, including but not limited to transfer taxes, recordation taxes, surveying costs, and deed preparation costs.

Taxes and liens - All municipal, county, and state real estate taxes to be adjusted as of the date of closing. Purchaser is not responsible for real estate taxes existing prior to the date of closing. All liens and other encumbrances are no longer applicable to this property; including but not limited to water bills, city and county code violation liens.

Assignment - Purchaser shall not sell, assign, or transfer this contract. You must close on the property in the name of the bidder on the bid form.