

## **GENERAL QUESTIONS ASKED ABOUT TAX SALE**

### **1. WHAT ARE THE DATE, TIME AND LOCATION OF YOUR TAX SALES?**

**DATE:** A date in May or June of each year as set by the Controller of Anne Arundel County. The date of the 2024 tax sale is June 4, 2024.

**TIME:** Bids will be accepted from 9:00 a.m. Eastern time until 1:00 p.m. Eastern time on June 4, 2024. No bids will be accepted after this time.

**LOCATION:** The 2024 tax sale will be conducted via Internet-based public auction.

### **2. HOW OFTEN DO YOU HOLD TAX SALES?**

We have one tax sale per year.

### **3. DOES YOUR COUNTY HOLD A DEED SALE IN ADDITION TO A LIEN SALE? IF SO, WHEN AND WHERE DOES IT TAKE PLACE?**

Anne Arundel County does not hold a deed sale.

### **4. WHEN AND WHERE WILL THE TAX SALE BE ADVERTISED?**

The notice of advertisement will be published once per week for four successive weeks prior to tax sale. The advertisements are updated weekly. Historically, Anne Arundel County has advertised in the following two newspapers:

The Capital (Telephone # 410-268-4800)

Maryland Gazette (Telephone # 410-268-4800)

### **5. HOW AND WHEN DO I REGISTER FOR THE TAX SALE?**

Bidders must register on-line at Anne Arundel County's tax sale website:

<https://aacoprod.aacounty.org/TaxSaleInternet/welcome.do>

On-line registration will begin on May 6, 2024 and will end at 4:30 p.m. Eastern time on May 24, 2024. No exemptions will be made once this process has closed.

The County must receive the completed W-9 and registration fee at Anne Arundel County Office of Finance, 44 Calvert Street, Room 110 Annapolis, MD 21401 prior to 4:30 p.m. Eastern time on May 31, 2024. In order to be registered for the 2024 Tax Sale, both parts of the registration process need to be completed by the above deadlines.

After completing and submitting the on-line registration form, a confirmation email will be sent which will include instructions for submitting the \$100 non-refundable registration fee and a W-9 to Anne Arundel County. Upon the County's receipt of the completed W-9 and registration fee, a second email will be sent with confirmation that registration is completed. Bidders who have not received their registration confirmation prior to May 31, 2024, must contact the tax sale coordinator at 410-222-1735 (hearing/speech impaired 711).

**6. WHAT EMAIL ADDRESS DO YOU USE TO SEND OUT EMAIL FOR REGISTRATION?**

Anne Arundel County sends out email using the email addresses: [taxsale@aacounty.org](mailto:taxsale@aacounty.org) and [annualtaxsale@aacounty.org](mailto:annualtaxsale@aacounty.org). Please add these email addresses to your address book or verify that your internet service provider or email host does not block email from Anne Arundel County.

**7. AS A BIDDER, DO I NEED TO MAKE ANY PAYMENTS ON THE DAY OF THE SALE? IF NOT, WHEN DO I MAKE PAYMENT, AND WHAT FORM OF PAYMENT IS ACCEPTED? IS THERE A DEPOSIT REQUIRED BEFORE THE SALE? IF SO, HOW SOON BEFORE THE SALE IS THE DEPOSIT DUE?**

All successful bidders/purchasers will be notified by email after the tax sale closes. Notification will include the tax sale amount and the amount due for the high bid premium. All bidders/purchasers must pay for their properties, including the high bid premium, by wire transfer not later than 3:00 p.m. Eastern time on June 5, 2024. Wire instructions will be provided to winning bidders. Payment may also be made by cashier's check delivered in person to the Arundel Center, 44 Calvert Street, Room 110 in Annapolis by 3:00 p.m. Eastern time on June 5, 2024. Other methods of payment will not be accepted for winning bids.

A successful bidder that does not make full payment for any or all of the certificates that are awarded in the tax sale, including any associated High Bid Premiums, will not be awarded any certificates and may be prohibited from participating in future tax sales.

**8. WHAT IS THE BIDDING PROCESS?**

After 4:30 p.m. Eastern time on June 3, 2024, all fully registered bidders will be sent a final list of tax sale properties by email. The list will be in Excel format. ALL BIDS MUST BE SUBMITTED USING MICROSOFT EXCEL VERSION 2003 OR NEWER. No other spreadsheet formats will be accepted. Bidders will receive two spreadsheets. One will allow bid entry by bid factor and the other will allow bid entry by dollar amount. Bidders may choose which of these spreadsheets to use, but only one may be submitted. Only the first submission will be accepted. Bidders will upload their bid spreadsheet to Anne Arundel County's Tax Sale Website:

<https://aacoprod.aacounty.org/TaxSaleInternet/welcome.do>

Each registered bidder will be sent email instructions which will include the website address, username and password. Bids may be submitted beginning Tuesday June 4, 2024 at 9:00 a.m. Eastern time. Bid close out will occur at 1:00 p.m. Eastern time on the Tax Sale date June 4, 2024. Only one spreadsheet will be accepted per bidder. No bids will be accepted after this time. An email will be sent back to the bidder confirming the county's receipt of the bids.

**9. WHAT IS A HIGH BID PREMIUM AND HOW IS IT CALCULATED?**

High bid premiums are additional funds collected for a tax sale property whereby the highest bid exceeds forty percent (40%) of the property's full cash value. The high-bid premium is calculated as twenty percent (20%) of the amount that exceeds the 40% threshold value. The county shall refund the high-bid premium without interest to:

- a. the holder of the tax sale certificate on redemption of the property for which the high-bid premium was paid; or
- b. the plaintiff in an action to foreclose the right of redemption on delivery of a tax sale deed for the property for which the high-bid premium was paid.

**10. WHAT TYPE OF DOCUMENT IS ISSUED TO A SUCCESSFUL BIDDER UPON PAYMENT?**

An itemized cash receipt showing for each lien purchased: the sale amount, the total bid, the bid premium and the amount paid. The certificate of tax sale is mailed 6 months after sale if owner has not redeemed their property.

**11. ARE THERE ANY OTHER EXPENSES IN ADDITION TO THE COST OF THE LIEN?**

If the tax sale purchaser proceeds with foreclosure, there will be foreclosure, tax sale deed review, transfer, recording costs, etc. These costs are solely the responsibility of the tax sale purchaser.

**12. WHAT IS THE FORECLOSURE PROCESS, AND WILL THE COUNTY HANDLE THE FORECLOSURE PROCESS FOR A FEE? IF SO WHAT IS THE FEE?**

A tax sale purchaser may institute a foreclosure proceeding through Anne Arundel County Circuit Court. To insure that you fully comply with the law and the required procedures as set forth in the Annotated Code of Maryland, Tax-Property Article § 14-808 to § 14-854, you may wish to seek the advice of an attorney.

**13. WHAT HAPPENS TO THE LIENS THAT ARE NOT SOLD AT THE TAX LIEN CERTIFICATE AUCTION? CAN THEY BE PURCHASED OVER-THE-COUNTER DIRECTLY FROM THE COUNTY? CAN I GET A LIST OF THESE LIENS? CAN I PURCHASE THEM NOW?**

At the County's discretion, a supplemental auction of the unsold liens may be held approximately one week after the June 4, 2024 tax sale. Only those bidders registered for the original auction will be allowed to participate in the supplemental auction. A list of liens that did not sell in the county's auction(s) will be published subsequent to the completion of the auction(s) and will be provided at no cost.

**14. DO YOU ALLOW INVESTORS TO INVEST IN TAX LIEN CERTIFICATES WITHOUT ATTENDING THE AUCTION VIA MAIL, TELEPHONE, OR FAX? CAN I SEND A REPRESENTATIVE TO THE SALE TO BID FOR ME?**

An investor or their representative must register and participate in the auction. Those tax liens not purchased at the auction may be purchased by mail.

- 15. WOULD YOU PLEASE SEND A CURRENT LIST OF TAX DELINQUENCIES AND PLACE ME ON YOUR MAILING LIST FOR FUTURE MAILINGS? IF THERE IS A CHARGE FOR THE LIST, PLEASE NOTIFY ME AND I WILL BE HAPPY TO SEND THE PROPER FEE.**

We do not mail out a list of delinquent properties prior to our tax sale. Please see our advertisement in the newspaper and our listing on this web site.

- 16. WILL YOU PLEASE FORWARD A COPY OF THE STATUTES REGARDING TAX SALES IN YOUR JURISDICTION?**

We do not provide copies of the state tax sale statutes. The tax sale statutes are found in the Maryland Tax-Property Article. To access the Annotated Code of Maryland Tax-Property article you may try the following web site:

<http://www.lexisnexis.com/hottopics/mdcode/>

The sections for tax sale are §14-808 thru §14-854 inclusive.

- 17. HOW LONG IS THE TAX LIEN VALID?**

The tax lien certificate is valid for two years from the date of the certificate.

- 18. WHAT INTEREST RATE IS PAID ON THE LIEN UPON REDEMPTION?**

The current interest rate paid by Anne Arundel County on tax sale property is eighteen percent (18%) annually. The interest amount will be calculated at a monthly rate from the date of sale to the date of redemption.

- 19. WHAT IF THE OWNER DOES NOT REDEEM THE PROPERTY?**

If an owner fails to redeem their property from tax sale, the bidder may file a civil action case in court to foreclose the owner's right of redemption. The action to foreclose the owner's right of redemption must be filed no less than six months from the date of sale and no more than two years from the date of the sale. If judgment is granted in favor of the bidder, the bidder may gain full title to the property by paying the balance of their bid, if any, and any taxes that accrue after the date of sale, after which a deed can be drawn.

**20. WHAT WILL HAPPEN IF A BIDDER DOES NOT FILE A CIVIL ACTION CASE WITHIN TWO YEARS?**

If the owner does not redeem and no civil case is filed within two years from the date of the certificate of sale, the certificate of sale is void and the bidder loses all rights to the property and to any monetary reimbursement.