

Florida Statutes provide that the Clerk of the Circuit Court is responsible for the administration of tax deed sales.

HOW CAN A TAX CERTIFICATE BE BROUGHT TO SALE?

If a certificate is not redeemed within two years from the date the taxes became delinquent; the certificate holder may apply for a tax deed, and bring the land to sale at a public auction. Example 2006 taxes are delinquent April 1, 2007; therefore, a tax deed application may be made after April 1, 2009. A certificate holder who wishes to apply for a tax deed must redeem all other certificates and pay other fees as mandated by state law. For further information on tax certificates contact Charlotte County Tax Collector at 941-743-1350.

WHAT IS A TAX DEED SALE?

A tax deed sale is the sale of property at public auction for back taxes and fees associated with bringing the property to sale.

HOW DO I PURCHASE A TAX DEED PROPERTY AT A TAX DEED SALE?

On-line Tax Deed and Foreclosure Sales are being held at the Clerk of the Court's on-line auction web site: www.charlotte.realforeclose.com. Prior to bidding on Tax Deeds or Foreclosures you must first register at the web site. For more information regarding the online sale, please visit the Clerk of Court's main website at: <http://www.co.charlotte.fl.us/>

HOW IS THE STARTING BID OBTAINED?

The starting bid, otherwise called base bid, is calculated from the following charges:

Tax Collectors Fee.....\$75.00
Taxes & Interest.....\$(varies)
*Ownership & Encumbrance Report...\$60.00
*Clerk's Statutory Fee.....\$60.00
*Advertising Charge.....\$(varies)
**Postage.....\$(varies)
**Sheriff's Fee.....\$40.00 per person served
Additional Interest.....(1.5% per month figure above)
1/2 Assessed Value.....\$(varies)
(if Homestead Property)

STARTING BID = TOTAL OF ABOVE

* These fees are fixed fees for each property
** These fees depend on the number of individuals to be notified.

IS THE OWNER OF THE PROPERTY SENT A NOTICE THAT THE PROPERTY IS BEING SOLD?

Yes. Florida Statute 197.522 requires the Clerk of the Circuit Court to send a notice to the owner of record and any lienholder of record.

1. The owner is sent a Warning Notice which contains the date and time of the sale, by certified mail.
2. If the owner resides in the State of Florida, the sheriff of the county where the owner resides attempts service of a Warning Notice on the owner.

3. A notice of Application for Tax Deed, which states the date and time of the sale and the amount to redeem the property is mailed along with each Warning Notice.
4. The Notice of Application is published once each week for four consecutive weeks at weekly intervals in a newspaper selected as provided in s.197.402. No tax deed sale shall be held until thirty days after the first publication of the notice.

WHAT HAPPENS IF I AM THE HIGH BIDDER?

Once all fees have been paid, a Tax Deed is issued and recorded in the name you request for the property on which you were the high bidder. According to Florida Statute 197.562, "Any person, firm, corporation, or county that is the grantee of any tax deed under this law shall be entitled to the immediate possession of the lands described in the deed."

CAN A TAX DEED SALE BE STOPPED?

Yes. According to Florida Statute 197.422, tax deed property may be redeemed anytime prior to the recording of the tax deed if all back taxes and fees are paid to the Tax Collector.

DO LIENS SURVIVE THE ISSUANCE OF A TAX DEED?

You may wish to consult your attorney. Florida Statute 197.552 provides, in part, "...except as specifically provided in this chapter, no right, interest, restriction, or other covenant shall survive the issuance of a tax deed, except that a lien of record held by a municipal or county government unit, when such lien is not satisfied as of the disbursement of proceeds of sale under the provisions of s.197.582, shall survive the issuance of a tax deed..."

**NOW THAT I HAVE A TAX DEED
WHAT MUST I DO?**

There may be additional activities that are necessary in order to obtain marketable title. However, this question cannot be answered by the Tax Collectors Office. You may wish to contact your attorney for further information

**WHAT HAPPENS WHEN THERE ARE
NO BIDDERS AT THE COUNTY TAX
DEED SALE?**

The property goes on the list of "Lands Available for Taxes" pursuant to Florida Statute 197.502. The 1999 Legislature amended the process for obtaining tax deeds for the real property by holders of tax sale certificates, section 197.502, Florida Statutes, effective May 26, 1999. See Chapter 99-190, Laws of Florida (see Senate Bill 1534, sections 3-5). As described below, portions of this law apply only to property that is on the list of lands available for taxes upon which there are no outstanding tax sale certificates that were issued prior to July 1, 1999 (see Senate Bill 1534, section 8).

This new law changes the start date for determining the 90-day period during which the county may purchase land from the list of lands available for taxes. Under prior law, this 90-day period began the day after the public sale. Under the new law, this 90-day begins when the land is placed on the list of lands available for taxes.

This new law changes the period of time before land will escheat to the county, from seven years from the day the land is offered for public sale to three years from the day the land is offered for public sale. See section 197.502 (8), Florida Statutes (1999).

**TAX DEED
SALES****GENERAL
INFORMATION****VICKIE L. POTTS
Charlotte County
Tax Collector****OFFICE LOCATIONS/HOURS**

Englewood 6868 San Casa Drive Englewood, FL 34224	Punta Gorda 410 Taylor Rd. Punta Gorda, FL 33950
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Mon-Fri 8:30am-5:00pm Mon-Fri 8:30am-5:00pm

Murdock/Pt. Charlotte
18500 Murdock Circle
Port Charlotte, FL
33948

Mon-Fri 8:30am-5:00pm

Website: <http://www.cctaxcol.com>

For questions call (941) 743-1350