

SB. 2280

Mr. Chairman and members of the committee.

I am ,State Senator Jay Elkin from district 36 and I'm here to provide my support of SB 2280.

Under current statute, when a county acquires property via a tax deed, century code dictates the county must attempt to sell the property via an annual sale, which is usually held in late November of each calendar year to the highest bidder . NDCC 57-28-10 requires the commissioners to appraise the properties and set a minimum sale price at least 30 days prior to the sale .

The minimum sale price must be set high enough to cover all taxes, interest, and penalty due against the property and can be set at as high as fair market value.If the property is not sold at the (annual sale) it can be sold at any time during the year, and between (annual sales) but for only the previously established sale price .

There are currently no provisions which allow a county commission to adjust the minimum sales price to correct errors in the sales price or to reflect any changes in market value during the calendar year. The County Commission can only change the sales price once a year, which severely limits the commissions ability to market and sell these properties and return them to the tax rolls in an expeditious manner. SB 2280 would remedy this by allowing the county commissioners more flexibility to respond to the market. This change in law would merely allow, not mandate the County Commission to modify the sales price at any time during the calendar year provided they have the property reappraised and attempt to sell the property at the reappraised value, subject again to all of the regulations and notification requirements that currently apply to the annual sale. This would greatly assist counties in returning these properties back to the tax rolls.

Mr. chairman and committee members , Thank you

