

The County of Yuba

Treasurer and Tax Collector



TO: Board of Supervisors

FROM: Jolié Turk, Treasurer and Tax Collector

SUBJECT: Treasurer and Tax Collector: Approve the sale of tax-defaulted properties at public auction via internet in accordance with Chapter 7 of the California Revenue and Taxation Code (CA RTC).

DATE: October 22, 2024

NUMBER: 579/2024

Recommendation

To approve the sale of tax-defaulted properties at public auction via internet in accordance with Chapter 7 of the California Revenue and Taxation Code (CA RTC). In the event that any parcels do not sell, approve to reoffer any unsold parcels at a reduced price in a subsequent auction (“reoffer auction”). Once sold, and should there be any excess proceeds, disburse said excess proceeds in proper proportion to all eligible parties of interest who have successfully submitted a claim as outlined per CA RTC.

Background

Per CA RTC, the Tax Collector must attempt to sell tax-defaulted property within four (4) years of becoming subject to the Tax Collector’s Power to Sell; CA RTC §3694 requires Board approval to conduct the sale. Per CA RTC §3698.5©, Board approval is also required to reoffer unsold property(ies) at a reduced price.

Discussion

The primary objective of the tax sale is to return the property(ies) to a revenue generating status by conveying the property to another owner. The secondary objective is to recoup outstanding property taxes and fees owed to the corresponding taxing entities.

Committee Action:

Due to the routine nature of the item, no committee action is required.

Fiscal Impact:

Any costs incurred to prepare for and conduct the tax sale(s) are assessed and attached to the properties that are subject to sale. These costs are paid by the property owner(s) upon redemption or through the proceeds received when successfully sold at tax sale. In the event that property(ies) sell for less than the net redemption amount, the County will need to off-set the loss(es) through the County's Tax Loss Reserve fund per CA RTC §4703.

Attachments

Parcel and Minimum Bid List for the 2025 Tax Sale