Tax Sale第一周作业

所选择的市场:

Suffolk，NY

Clifton, Passaic ，NJ

Bergen，NJ

1)小组名称？

Big Apple/大苹果

2)小组成员都有谁？组长是谁？小组成员是如何分工完成作业的？

组长是: Amanda

小组成员都有: Frank Chen, Tina (Xiaolin), Ling, Harvey, Bridge, Geng X, Mike Z, Sabrina Chen, 珉

第一次分工情况

NYC ：Frank & Tina

Nassau：Harvey & Bridge

Albany：Sabrina & Geng

Suffolk：Mike

Westchester：Amanda & 珉

由于调研过程中发现纽约不适合投资，改变了方向，开始做新泽西的调研，各自选择一个county。

本次作业的分工

Suffolk：Mike

Clifton, Passaic County：Frank

Bergen：Tina

Clifton, Passaic ，NJ

3)该市场销售的是税留置权 （Tax Liens）还是税地契 (Tax Deeds), Redemption Dees?

Tax Liens

4)When are the taxes assessed and when do they become delinquent? 房地产的税务评估何时进行的？税款拖欠起始日期？

Taxes are due quarterly on February 1st, May 1st, August 1st and November 1st with a ten day grace period.

5)税务留置权售出方式是什么，是线上拍卖， 还是现场拍卖？

线上拍卖

6)How does the bidding work (do you did down the interest rate, pay a premium, or bid down ownership interest)?拍卖方式（是否由高向低拍利率，支付溢价，或由高向低拍房地产所有权利息）？

Bids start at 18% and go down to 0% in percentage increments (1% increments).

Once the bid reaches 0%, the bidder can begin to "bid up" a premium in whole dollars amounts ($100.00 increments).

7)What are the sale procedures and does the local government have a brochure or printed materials that outline the process? 税务销售流程？政府是否提供小册子或印刷材料概述过程？

Local government provide online instructions that outline the process:

|  |  |
| --- | --- |
| Bidding Type | Proxy Bid Auction |
| Percentage Bid Increments | 1% |
| Premium Bid Increments | $100.00 |
|  |  |
| Deposit Required / Minimum Deposit Amount | 10% of estimated winnings (does not include Premium bids) /  $1,000.00 Minimum |
| Deposit Types Accepted | ACH only |
| Payment Types Accepted | Wire Transfers only |
| Electronic Redemption Available | No |
|  |  |
| Website Training Class | Call Customer Service for upcoming classes at (877) 361-7325 |
| Site Opens for Registration and Deposits | 10/22/2020 |
| Bidding Officially Begins | 10/22/2020 |
| Deposits Due | 11/13/2020, 4:00 PM ET |
| Auction Starts (First batch closes) | 11/20/2020, 8:00 AM ET |
| Auction Ends (Last batch closes) | 11/20/2020, 8:00 AM ET |
| Payments Due | 11/20/2020, 2:00 PM ET |
|  |  |
| \*\* Subject to change. The site will open when approved by the Municipality. | | |

8)What is the interest rates or penalties to be earned? 应赚取的利率或罚款是多少？

If the certificate is redeemed by the property owner prior to foreclosure, the certificate earns a redemption penalty at the rate of 2, 4, or 6 percent, depending on the amount of the original tax sale certificate, in addition to any interest at the rate bid.

No interest accrues on the premium to the benefit of the holder of the tax sale certificate.

9)If redemption occurs mid-month do you get the entire month’s interest?如果月中赎回，你会得到整月的利息吗？

Info not found

10)        Are physical certificates printed and what is the timing of their receipt? 是否有打印的实物证书？多久提供收据？

After the sale, the Tax Collector will deliver tax sale certificates to the winning bidders within 10 days of the close of sale. It is the responsibility of the bidder to record their lien with the county after they receive the certificate.

11)        What is the redemption period and can property owners be contacted during the redemption period? 赎回期限多久？赎回期间可以联系原业主吗？

After two years, a lien holder can begin proceedings to foreclose the certificate against the property.

赎回期间可以联系原业主吗？Info not found

12)        What are the redemption rights of the property owner? 产权人的赎回权有哪些？

Once a lien has been placed on a parcel, the only person(s) able to redeem that lien are:  the owner, his/her heirs, the holder of a prior open tax certificate, mortgage holder, or legal occupant of property; and may only redeem until the right to redeem has been cut off.

Payment to redeem a lien must be made in full by cash or certified funds, through the Tax Collector's office. Once the redemption has occurred; the Tax Collector will notify the lien holder of payment. They will return the original certificate back to the collector endorsed for cancellation. Upon receipt of the cancelled certificate, the redemption funds will be released to the lien holder.

When the Tax Collector receives the certificate endorsed for cancellation, they will send it to the party that redeemed the lien. It is the redeeming party’s responsibility to have this lien removed from the records at the county office.

13)        What is the life of lien? When does it expire? 留置权的有效期是多久？什么时候到期？

Info not found

14)        止赎程序 （Foreclosure）如何？

After two years, a lien holder can begin proceedings in Superior Court to foreclose on the certificate in an effort to obtain title/possession of the property.  If foreclosure is granted, then the name on the deed is changed to that of the lien holder who then can take possession of the property.

Note: foreclose at your own expense

15)        Is a quiet title suit required? 是否要求产权清晰诉讼？

Info not found

16)        How does the holder of the tax lien take ownership if redemption does not occur?如果未有赎回，税留置权持有者如何取得物业所有权？

After two years, a lien holder can begin proceedings in Superior Court to foreclose on the certificate in an effort to obtain title/possession of the property.  If foreclosure is granted, then the name on the deed is changed to that of the lien holder who then can take possession of the property.

17)        What is the expected period before clear title can be obtained?多久可以获得清晰产权？

Info not found

18)        What other items or situations impact the priority status of the lien?还有哪些事项或情形可以影响留置权的优先级？

Bidders have the option to pay any/all subsequent taxes, water/sewer, special assessments, and property maintenance charges, etc. that remain outstanding for the current year. If they remain unpaid in the subsequent year, a tax sale certificate will be sold at the next tax sale. Any subsequent tax sale certificate issued will be paramount to any prior tax sale certificate. Subsequent taxes paid by the lien holder earn interest at the rate set by the municipality.

19)        Are there special noticing requirements in existence that could impact the status or priority of the tax lien?是否存在可能影响税收留置权的地位或优先级的特殊通知要求？

Info not found

20)        Are there any put-back provisions that would allow the purchaser to put back the lien to the municipality (bankruptcy, incorrect advertisement, etc.)?是否有任何退回条款允许购买者将留置权退还给市政当局（破产，不正确的广告等）？

At the close of the auction, all successful bids are final. No changes in, or cancellation of certificates purchased can be made after the certificate is sold.

If the successful bidder fails to pay for certificates purchased for any reason, the deposit (where applicable) shall be forfeited, all bids will be cancelled and future bidding privileges may be revoked.

21)        Are subsequent taxes available for purchase? If yes, what rate?可以购买后续税吗？ 如果是，利率是多少？

After the tax sale certificate has been issued, the lien holder now has the right to pay any delinquent municipal charges that have not gone to sale. These are known as subsequent payments.

The lien holder has the right at any time a payment falls delinquent, to pay the delinquent charges due to the municipality. These payments are added to the tax sale certificate provided affidavits are filed

Rate: Info not found.

22)                 为了完成该份作业，你们参考了哪些网站，比如County网站，Tax Sale拍卖网站，这些网站对你们有什么帮助。

<https://clifton.newjerseytaxsale.com/index.cfm?folder=showDocument&documentName=biddingRules>

<https://en.wikipedia.org/wiki/Passaic_County,_New_Jersey>

<https://www.cliftonnj.org/162/Tax-Collector>

<https://statutes.laws.com/new-jersey/title-54/section-54-5/>

<https://webportal.municipal-software.com/lookup/clifton>

Bergen， NJ

1. 该市场销售的是税留置权 （Tax Liens）还是税地契 (Tax Deeds), Redemption Dees?

Tax liens

1. When are the taxes assessed and when do they become delinquent? 房地产的税务评估何时进行的？税款拖欠起始日期？
2. 税务留置权售出方式是什么，是线上拍卖， 还是现场拍卖？
3. How does the bidding work (do you did down the interest rate, pay a premium, or bid down ownership interest)?拍卖方式（是否由高向低拍利率，支付溢价，或由高向低拍房地产所有权利息）？

Bids start at 18% and go down to 0% in percentage increments (1% increments).

Once the bid reaches 0%, the bidder can begin to "bid up" a premium in whole dollars amounts ($100.00 increments).

No interest accrues on the premium to the benefit of the holder of the tax sale certificate.

Each winning bidder shall make a payment of funds sufficient to cover the total amount of the bidder's winning bids no later than 10/07/2020 at 2:00 PM ET.  FINAL PAYMENTS MUST BE MADE VIA WIRE TRANSFER ONLY.  If a winning bidder fails to make such a payment by this time, the bidder's deposit shall be forfeited and the Tax Collector may, in the Tax Collector's sole discretion, award the tax liens to another bidder or may re-offer the tax lien for sale.

1. What are the sale procedures and does the local government have a brochure or printed materials that outline the process?税务销售流程？政府是否提供小册子或印刷材料概述过程？

网站上面有资料

1. What is the interest rates or penalties to be earned?应赚取的利率或罚款是多少？

18% rate

If the certificate is redeemed by the property owner prior to foreclosure, the certificate earns a redemption penalty at the rate of 2, 4, or 6 percent, depending on the amount of the original tax sale certificate, in addition to any interest at the rate bid.

No interest accrues on the premium to the benefit of the holder of the tax sale certificate.

If the certificate is redeemed by the property owner prior to foreclosure, the certificate earns a redemption penalty at the rate of 2, 4, or 6 percent, depending on the amount of the original tax sale certificate, in addition to any interest at the rate bid.

No interest accrues on the premium to the benefit of the holder of the tax sale certificate.

1. If redemption occurs mid-month do you get the entire month’s interest?如果月中赎回，你会得到整月的利息吗？

Didn’t find it

1. Are physical certificates printed and what is the timing of their receipt? 是否有打印的实物证书？多久提供收据？

After the sale, the Tax Collector will deliver tax sale certificates to the winning bidders within 10 days of the close of sale. It is the responsibility of the bidder to record their lien with the county after they receive the certificate.

What is the redemption period and can property owners be contacted during the redemption period? 赎回期限多久？赎回期间可以联系原业主吗？

No info found

1. What are the redemption rights of the property owner?产权人的赎回权有哪些？
2. What is the life of lien? When does it expire? 留置权的有效期是多久？什么时候到期？

2 years

1. 止赎程序 （Foreclosure）如何？

两年后可以foreclose against the liens

1. Is a quiet title suit required? 是否要求产权清晰诉讼？
2. How does the holder of the tax lien take ownership if redemption does not occur?如果未有赎回，税留置权持有者如何取得物业所有权？
3. What is the expected period before clear title can be obtained?多久可以获得清晰产权？
4. What other items or situations impact the priority status of the lien?还有哪些事项或情形可以影响留置权的优先级？
5. Are there special noticing requirements in existence that could impact the status or priority of the tax lien?是否存在可能影响税收留置权的地位或优先级的特殊通知要求？
6. Are there any put-back provisions that would allow the purchaser to put back the lien to the municipality (bankruptcy, incorrect advertisement, etc.)?是否有任何退回条款允许购买者将留置权退还给市政当局（破产，不正确的广告等）？

没有找到

1. Are subsequent taxes available for purchase? If yes, what rate?可以购买后续税吗？ 如果是，利率是多少？

Bidders have the option to pay any/all subsequent taxes, water/sewer, special assessments, and property maintenance charges, etc. that remain outstanding for the current year. If they remain unpaid in the subsequent year, a tax sale certificate will be sold at the next tax sale. Any subsequent tax sale certificate issued will be paramount to any prior tax sale certificate. Subsequent taxes paid by the lien holder earn interest at the rate set by the municipality.

1. 为了完成该份作业，你们参考了哪些网站，比如County网站，Tax Sale拍卖网站，这些网站对你们有什么帮助。

<https://newton.newjerseytaxsale.com/index.cfm?folder=showDocument&documentName=biddingRules>

SUFFOLK COUNTY

可以找到的公开信息非常少

1. 市场销售的是税留置权 （Tax Liens）还是税地契 (Tax Deeds), Redemption Dees?

TAX DEED

1. When are the taxes assessed and when do they become delinquent? 房地产的税务评估何时进行的？税款拖欠起始日期？

每年1月1日前确定房产价值。3月1日前确定房产的课税地位（免除项登记），然后ASSESSOR登记临时税单。5月的第三个星期二前减税申请登记。7月1日公布最终的税单。

税款分两次支付，第一次期限是1月10日，第二次是5月31日。 对于欠税，2月-5月每月收取5%罚金加每月1%利息，利息的计算是欠税款加罚金和的每月1%。 从6月起利息每月递增。6月为5%，7月为6%，8月为7%，以此类推12月为11%。 8月31号后还要加收TAX SALE的广告费。每年一般在11月或12月进行TAX SALE.

1. 税务留置权售出方式是什么，是线上拍卖， 还是现场拍卖？

现场拍卖, 拍卖机构：经济发展及规划部的Division of Real Property Acquisition and Management， LANDBANK

https://www.suffolkcountyny.gov/Departments/Economic-Development-and-Planning/Real-Estate/Real-Property-Acquisition-and-Management/Suffolk-County-Real-Property

1. How does the bidding work (do you did down the interest rate, pay a premium, or bid down ownership interest)?拍卖方式（是否由高向低拍利率，支付溢价，或由高向低拍房地产所有权利息）？PREMIUM BID
2. What are the sale procedures and does the local government have a brochure or printed materials that outline the process?税务销售流程？政府是否提供小册子或印刷材料概述过程？提前三个星期左右现场登记注册。或者公证过的登记表原件在拍卖前规定的天数寄到指定的地点。成功竞拍后1.5小时内交20%定金及拍卖费用。TITLE CLOSING要经过现议会通过，县长批准流程，通常需要6个月。DIRECTOR OF REAL ESTATE会提前10天发出CLOSING通知。CLOSING时付清余款。 政府提供BROCHURE,可在网上下载。
3. What is the interest rates or penalties to be earned?应赚取的利率或罚款是多少？

Sale-6个月 6%， 6-12月 12%， 12-18月18%

18-24月24%， 24-30月 30%，30-36月 36%

1. If redemption occurs mid-month do you get the entire month’s interest?如果月中赎回，你会得到整月的利息吗？
2. Are physical certificates printed and what is the timing of their receipt? 是否有打印的实物证书？多久提供收据？
3. What is the redemption period and can property owners be contacted during the redemption period? 赎回期限多久？赎回期间可以联系原业主吗？

赎回期限2年，1-3家庭房产赎回期限3年。需要给NOTICE TO REDEEM

1. What are the redemption rights of the property owner?产权人的赎回权有哪些？

可在销售当天赎回

1. What is the life of lien? When does it expire? 留置权的有效期是多久？什么时候到期？
2. 止赎程序 （Foreclosure）如何？

1年之后（住宅3年之后），8年之内可以进行法拍

1. Is a quiet title suit required? 是否要求产权清晰诉讼？竞拍成功获得的就是可产权保险的Bargain and Sale Deed。所以不需要产权清晰诉讼。
2. How does the holder of the tax lien take ownership if redemption does not occur?如果未有赎回，税留置权持有者如何取得物业所有权？

JUDICIAL FORCLOSURE

1. What is the expected period before clear title can be obtained?多久可以获得清晰产权？
2. What other items or situations impact the priority status of the lien?还有哪些事项或情形可以影响留置权的优先级？
3. Are there special noticing requirements in existence that could impact the status or priority of the tax lien?是否存在可能影响税收留置权的地位或优先级的特殊通知要求？
4. Are there any put-back provisions that would allow the purchaser to put back the lien to the municipality (bankruptcy, incorrect advertisement, etc.)?是否有任何退回条款允许购买者将留置权退还给市政当局（破产，不正确的广告等）？
5. Are subsequent taxes available for purchase? If yes, what rate?可以购买后续税吗？ 如果是，利率是多少？
6. 为了完成该份作业，你们参考了哪些网站，比如County网站，Tax Sale拍卖网站，这些网站对你们有什么帮助。

<https://suffolkcountyny.gov/comptroller/Information-for-Taxpayers>

<https://ecode360.com/14938227>

<https://taxlienuniversity.com/tax-sales/suffolk-county-new-york-tax-lien-certificates-and-tax-deeds.php>

<https://kiosk.suffolkcountyny.gov/kioskweb/Default.aspx>

<https://www.suffolkcountyny.gov/Departments/Economic-Development-and-Planning/Real-Estate/Real-Property-Acquisition-and-Management/Suffolk-County-Real-Property-Auction-2019>

https://suffolkcountylandbank.org/Home.aspx