

**RESOLUTION R-2016-56
LUZERNE COUNTY COUNCIL**

*A Resolution of the Luzerne County Council Approving a Policy
Regarding the Private Sales of Tax Delinquent Properties*

WHEREAS, on June 10, 2014, Luzerne County entered into a contract with Northeast Revenue Service, LLC for the collection of delinquent real estate taxes; and

WHEREAS, the contract also gives Northeast Revenue Service, LLC, the authority to perform all reasonable and statutorily required Tax Claim Bureau duties pertaining to Upset Sales, Private Sales, Judicial Sales and Repository Sales of tax delinquent properties; and

WHEREAS, prior to the institution of Home Rule in Luzerne County, the County Commissioners had adopted a policy setting the minimum bid for Private Sales of tax delinquent properties in the amount of at least fifty percent (50%) of the delinquent taxes, interest and penalties owed on the property; and

WHEREAS, Luzerne County, as a taxing district, has an interest in the determination of whether a Private Sale bid is acceptable; and

WHEREAS, Section 2.09.B.6. of the Luzerne County Home Rule Charter gives County Council the authority to approve agreements to acquire, lease, sell, convey, vacate, or abandon land, buildings, or other real property;

WHEREAS, Luzerne County Council desires to amend the policy pertaining to minimum bids for Private Sales of tax delinquent properties to set the minimum bid in the amount of at least one hundred percent (100%) of the delinquent taxes, interest and penalties owed on the property; and

WHEREAS, Luzerne County Council also desires to require Private Sales bidders to pay, in addition to all delinquent taxes owing, all current taxes that become due and owing after the bid is placed but before a deed is issued.

NOW, THEREFORE, BE IT RESOLVED, Luzerne County Council hereby approves a policy pertaining to minimum bids for Private Sales of tax delinquent properties to set the minimum bid in the amount of at least one hundred percent (100%) of the delinquent taxes, interest and penalties owed on the property; and

BE IT FURTHER RESOLVED, Luzerne County Council also approves the requirement for Private Sales bidders to pay all current taxes that become due and owing after the bid is placed but before a deed is issued.

The Effective Date of this Resolution shall be six (6) days after adoption, or when signed by the Luzerne County Manager, whichever is sooner.

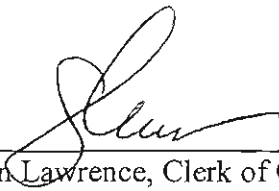
ADOPTED by Luzerne County Council at a meeting held on August 9, 2016.

ROLL CALL VOTE (10-0)

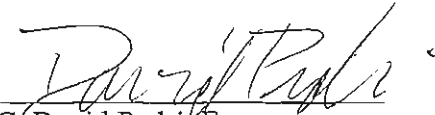
YES: Dobash, Haas, Kelleher, McGinley, Schnee, Sorokas, SA Urban, Waitkus, Williams, and Houck

LUZERNE COUNTY COUNCIL

Attest:


Sharon Lawrence, Clerk of Council

By: 
Linda McClosky Houck, Chair

By: 
C. David Pedri, Esq.,
County Manager