



Calhoun County Tax Collector

TAX SALE RULES AND REGULATIONS

Terms and Conditions:

1. Property Value: The Tax Collector makes no representations as to the title or value of property. The bidder may wish to review the State law or seek the advice of an attorney regarding a bid. Applicable State laws include S.C. Code § 12-49-10, et seq.
2. Bidding: An opening bid will be submitted on behalf of the Calhoun County Forfeited Land Commission (S.C. Code § 12-51-55). This bid will contain all delinquent taxes, penalties, costs and current taxes. Bidding will continue until a high bid is ultimately reached. The successful bidder will show his or her bidder number. The amount of the bid, along with the unique bid number, will be noted on a form retained by the Delinquent Tax Collector's Office. This form will constitute the official record for bid amount purposes.
3. Bid Payment: Bidder shall tender payment, pursuant to S.C. Code § 12-51-50, to the Tax Collector's Office. All bids must be paid by **cash, cashier's check, or money order by 5 p.m. ON THE DAY OF THE SALE**. Personal checks will **NOT** be accepted. Failure to remit timely payment will result in a penalty of \$500.00 for each bid and bid cancellation. The Tax Collector's Office assumes no responsibility for notifying a bidder if there are any outstanding bids requiring payment.
4. Redemption Period: All real property, upon which a successful bid is made, is subject to a 12-month redemption period, as described in S.C. Code § 12-51-90. A redemption requires the delinquent taxpayer to pay interest on the whole amount of the successful bid at the Tax Sale based on the month during which the redemption takes place, according to the following schedule:

<u>Month of Redemption:</u>	<u>Interest:</u>
First Three (3) Months	3%
Months Four (4), Five (5) and Six (6)	6%
Months Seven (7), Eight (8) and Nine (9)	9%
Months Ten (10), Eleven (11) and Twelve (12)	12%

**The amount of interest charged to a Delinquent Taxpayer during a redemption must not exceed the opening Forfeited Land Commission bid pursuant to S.C. Code § 12-51-55. In the event of Redemption, successful bidders will receive a refund of their bids, plus the applicable interest on their entire bids, not to exceed the opening Forfeited Land Commission bid.

5. Proof of Payment: In order to receive a refund or deed, all bidders are required to produce the original receipt that is issued upon payment for each parcel. Failure to provide your receipt as proof of payment will result in a cancelled sale and your money being forfeited to the county.
6. Cancellation of Sale: If the Tax Collector determines that there has been any error in preparing a particular property for the sale, the Tax Collector is **REQUIRED BY LAW** to cancel the sale. (See S.C. Code § 12-51-150). In the event of cancellation, the successful bidder will be refunded the full bid amount plus any bank interest earned by the county on the amount of the bid.



Calhoun County Tax Collector

7. Deed: Real property is conveyed by virtue of a deed transferring whatever interest Calhoun County has to convey. Calhoun County makes no representations as to quality of title or value of properties sold at a Tax Sale. Calhoun County **DOES NOT** conduct title searches for bidders or purchasers.
8. Deed Preparation Costs: Of the expiration of the 12-month redemptions period, the Delinquent Tax Collector shall issue a tax title to the Tax Sale purchaser. The successful Tax Sale purchaser will be mailed a letter informing them of the available tax deed. The successful Tax Sale purchaser must pay a \$15.00 deed preparation fee in addition to recording fees, deed stamps and any additional taxes currently owed (See S.C. Code § 12-51-130).

Please be aware that in the one year redemption period following a successful Tax Sale bid, notices and postings will continue to appear in the original owner's name as the redemption period is still active. Upon redemption of a property, the Delinquent Tax Office will contact you by letter.