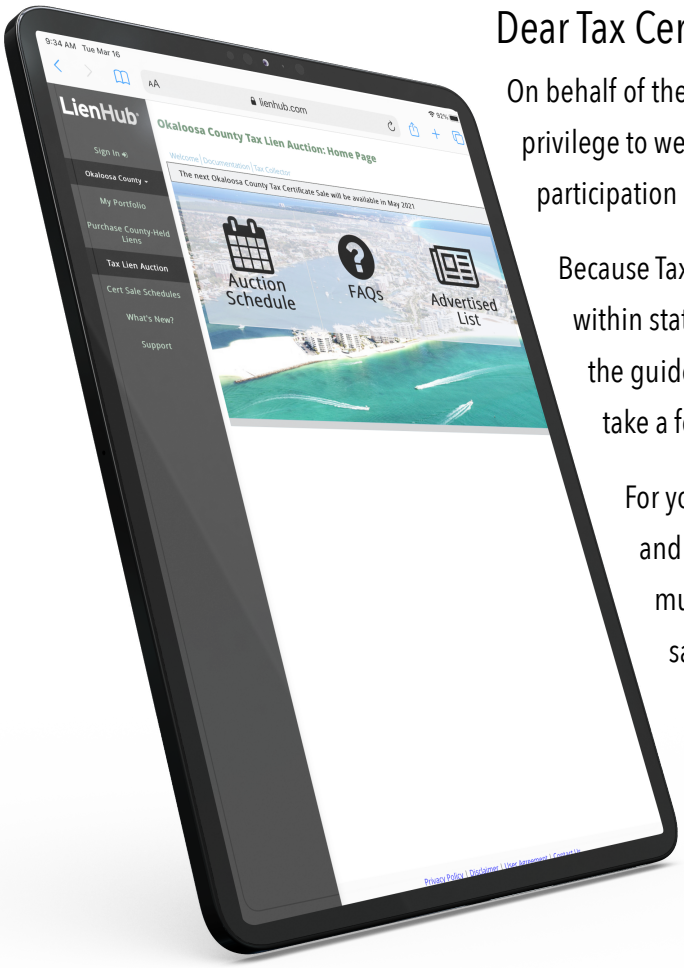
Tax CERTIFICATE SALE2022

SALEDATE
WEDNESDAY
JUNE1ST

ADVERTISEMENTDATES
MAY 5, 12, 19

BATCHSCHEDULE
8 AM, 10 AM, & 2 PM
(ALL TIMES CDT)

FINALPAYMENT
FRIDAY, JUNE 3, 2022



Dear Tax Certificate Bidder,

On behalf of the entire staff of the Okaloosa County Tax Collector's Office, it is my privilege to welcome you to this year's Tax Certificate Sale. I appreciate your participation in this annual event and hope you are a successful bidder.

Because Tax Certificate Sales vary from state to state and between counties within states, our office designed this booklet to give you an overview of the guidelines and regulations that will be adhered to at our sale. Please take a few minutes to review the information provided in this booklet.

For your convenience, a combined bidder registration and IRS W-9 form can be completed online at **LienHub.com**. You must complete this form and register in order to participate in the sale. Be sure that you read the guidelines and rules prior to bidding.

As always, please don't hesitate to contact our office if you have any questions regarding the Tax Certificate Sale.

Ben Anderson
Tax Collector, Okaloosa County

Keep up with important Tax Collector News On:

TAXDEPARTMENT
850-651-7604
TaxDept@OkaloosaTax.com

CONTACTUS

AUCTIONSUPPORT
Grant Street Group
866-247-4370

TAX CERTIFICATE SALE2022

Florida Statutes require the Tax Collector to conduct a sale of tax certificates annually, on or before June 1st, on all lands on which taxes are delinquent for the preceding year.

The Tax Collector must advertise the delinquent taxes in a newspaper that is published at least once a week and is of general circulation in the county. The advertisement must run **once a week for three consecutive weeks prior to the tax certificate sale, and specify the place, date and time of the sale.**

For each delinquent tax parcel, the newspaper advertisement contains the sequential advertising number, the property identification number (18-digits), the delinquent tax amount and the property owner's name. To research the property identification number, use the following formula:

1. **Section**
2. **Township**
3. **Range**
4. **Subdivision**
5. **Block Number**
6. **Lot Number**

1 2 3 4 5 6
00 / 00 / 00 / 0000 / 0000 / 0000

The delinquent tax amount includes costs (certificate's face amount) which consists of the sum of the following:

- Real Estate Tax (unpaid amount)
- Charge for Late Payment (3% for April and May on Real Estate Tax Amount)
- Tax Collector's Commission (5% on real estate tax amount)
- Advertising and Auction Listing Charges

A minimum mandatory charge of 5% interest is applied to each tax certificate.

Tax certificates are a **first lien on the real estate and bear interest at the maximum rate allowed by law (18%) unless the bidder specifies a lower rate.** All purchases go to the bidder who will accept the lowest interest rate. However, when a tax certificate is redeemed and the interest earned on the tax certificate is less than 5% of the face amount of the certificate, then a mandatory charge of 5% is levied on the tax certificate. The person redeeming the certificate pays the interest rate bid or the mandatory charge, whichever is greater. **This applies to all tax sale certificates except those with interest rate bid of zero (0%) percent** (per Florida Statute 197.472).

If there are no bidders for the delinquent taxes, a tax certificate is issued in the name Okaloosa County and is retained in the possession of the Tax Collector. A tax certificate representing less than $250.00 in delinquent taxes on property that has been granted a homestead exemption can only be issued to the county at the maximum rate of interest allowed by law (18%). **County certificates, other than those relating to homestead real estate under $250.00, can be purchased online via LienHub.com .**

The certificates on homestead real estate under $250.00 can be purchased from the county when the delinquent tax and accrued interest represent an amount of $250.00 and other statutory requirements are met. For each certificate purchased the Tax collector receives a fee of $6.25. Payment must be made at the time of purchase for costs incurred.

Individual **certificates issued are transferable by endorsement at any time before they are redeemed or a tax deed is executed.** The transfer of tax certificates may be completed via LienHub.com or through a Certificate Transfer form found on the Tax Collector's office website, OkaloosaTax.com. The assignment form must be returned and recorded with the Tax Collector's office to make the transfer official. There is a $2.25 fee on each transfer transaction.

Real Estate Taxes in the State of Florida are for the calendar year and are payable November 1 of that year. If these real estate taxes are not paid on or before March 31 of the following year, they become delinquent on April 1.

Any tax sale certificate can be canceled if errors, omissions, or double assessments are made. An error in assessment results in a change of the face amount of the certificate. In the event an error is discovered, the tax certificate may be canceled or corrected by the authority of the Department of Revenue. In this case, the corrected portion or **the cancelation shall earn interest at the rate of 8% per year (Florida Statute 197.432), simple interest, or the rate of interest bid at the tax certificate sale, whichever is less.** The interest is calculated from the date the certificate was purchased until the date the refund is ordered.

If, after purchase, a tax certificate becomes involved in bankruptcy, it is the responsibility of the certificate holder to seek legal counsel to protect any investment. During bankruptcy proceedings, the court may order the collection stayed from the time of filing until final determination. In most cases, the bankruptcy court follows the guidelines set by Florida Statutes; however, **a federal judge has the authority to reduce the interest rate.**

Purchase of a tax certificate in no way permits the certificate holder to enter the property or intimidate the landowner.

The redemption of a tax certificate can only take place at the Tax Collector's Office

At any time after two years have elapsed since April 1st of the year of issuance of the certificate, and before expiration of the seven years from the date of issue, the certificate holder may submit a tax deed application to the Tax Collector. **Any certificate holder making application for a tax deed, shall pay the Tax Collector an application fee, a property information report fee and all amounts required for redemption for purchase of all other outstanding tax certificates, interest, omitted taxes, and delinquent taxes relating to the real estate.** Additional fees will also be required to complete the application by the Clerk of Court's Office.

A parcel assessed as homestead property on the current tax roll will have the amount equal to one-half of the current assessed value added to the tax deed sale's opening bid. The tax deed is issued to the highest bidder. Pursuant to Florida Statutes 197.502 and 197.542, the tax deed applicant will be required to pay one-half of the assessed value on homestead property if there are no other bids.

CERTIFICATE SALE RULES

- The 2022 Okaloosa County Tax Certificate Sale will take place on **Wednesday, June 1, 2022**. All bids must be submitted on the Tax Collector's tax certificate auction website, **LienHub.com/county/okaloosa**. Bidders will be able to submit bids at any time from May 5, 2022 through the close of the sale. **The auction will consist of 3 batches closing at 8 AM, 10 AM and 2 PM CDT.** The third batch will contain all items that did not receive bids in the prior two batches. The Tax Certificate sale will not end until the third batch is closed.

- **All buyers must be registered and receive individual bidder numbers prior to bidding.** Before bidder numbers are assigned, bidders must complete both the registration and IRS W9 forms online at the web site. There will be only one bidder number assigned to each tax payer identification number (TIN).

- **All certificates will be sold in sequential order as shown on the advertisement list** published in the newspaper, and in accordance with the batch schedules appearing on the summary page of the website.

- Bids are entered on the website in the form of interest rates with a **maximum permitted rate of 18%, a minimum of 0% and increments of 0.25% in between.** The bidder submitting the lowest rate wins. Every bid submitted will be treated as a **proxy bid**, resulting in award to the lowest bidder. A bid for any certificate may be withdrawn by the bidder at any time prior to the time the related batch closes, which is in accordance with the batch schedules. **Bidders will not be able to see competing bids prior to the close of the batch.**

- The **face amount** of each certificate is equal to **delinquent taxes plus penalties and costs**, as advertised, which is the amount due for each certificate purchased.

- Unofficial **results of the sale will be accessible by all registered bidders immediately following the close of each batch.** Each winning bidder will receive an official list of certificates purchased from the Okaloosa County Tax Collector's Office which will serve as formal evidence of all certificates awarded to the bidder through the internet auction.

- The Tax Collector **requires that all bidders submit a deposit PRIOR to bidding in the auction.** Deposits must be made electronically (ACH), in US funds through US banking institutions via the web site. Check with your banking institution for restrictions and instructions on ACH processing. **Bidders will be limited to purchasing no more than 10 times the value of their submitted deposit.** Winning bids by each bidder will be awarded in sequential order, until the bidder's budget is exhausted, at which point no further bids will be submitted by the system on the bidder's behalf. **Deposits will be credited toward the amount due for certificate purchases.** If the deposit exceeds the amount due, the balance will be refunded to the depositors bank account via ACH. **Notification by email will be sent when refunds are issued.**

- **Final payments** due for certificate purchases must be submitted via ACH **no later than 5 PM, on Friday, June 3, 2022** following the certificate sale.

- The winning bidder's name as it appears on the W9 page of the web site will appear the same way on the tax certificates purchased. **All redemption notices and related payments will be made via ACH to the account provided at the time of registration.** Subsequent changes in ACH information require the completion of an official ACH form provided by the Tax Collector's Office.

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