



Broward County

Legislation Text

File #: 22-743, Version: 1

Broward County Commission Regular Meeting

Director's Name: George Tablack

Department: Finance and Administrative Services **Division:** Records, Taxes, and Treasury

Information

Requested Action

MOTION TO APPROVE escheating of three properties classified as Lands Available for Taxes to the Broward County Board of County Commissioners pursuant to Section 197.502, Florida Statutes.

Why Action is Necessary

This action is necessary pursuant to Section 197.502, Florida Statutes.

What Action Accomplishes

This action is a statutory remedy to the continued failure to pay ad valorem and non-ad valorem real estate taxes.

Is this Action Goal Related

No

Previous Action Taken

None.

Summary Explanation/Background

THE FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT AND THE RECORDS, TAXES, AND TREASURY DIVISION RECOMMEND APPROVAL OF THE ABOVE MOTION.

Pursuant to Section 197.502, Florida Statutes, the properties listed in Exhibit 1 had investors paying the property owners' delinquent real estate taxes in exchange for tax certificates bid at public auctions.

These certificates were not redeemed by the property owners, and after 18 months from the date tax certificates were issued, the investor filed a tax deed application. This is the beginning of the process to bring this property to public auction.

The properties were offered for sale at public tax deed auctions conducted on October 17, 2018, and November 14, 2018. Since there were no bids at auctions, the properties were struck to the investors who filed the tax deed applications. The investors did not pay the additional taxes, costs, and fees due within 30 days of the attempted tax deed auctions.

As a result of the investors' inactions, the properties were categorized as Lands Available for Taxes

(LAFT) on January 11, 2019. While on the list of LAFT, the properties were made available for purchase to any person, the County, or any governmental unit for three years subsequent to the date of the last auction.

Since there were no purchases of the properties from the list of LAFT, three years after the day the properties were offered for public auction and in accordance with Section 197.502, Florida Statutes, the properties escheat to the County in which the properties are located, free and clear.

Source of Additional Information

Thomas W. Kennedy, Director I Records, Taxes and Treasury Division, (954) 357-5777

Fiscal Impact

Fiscal Impact/Cost Summary

The properties listed as Lands Available for Taxes has a total approximate outstanding balance of \$30,286 in unpaid real estate taxes. Broward County's portion of this outstanding balance is approximately \$7,571. Escheating these properties to the County is the statutory remedy to recover this loss.