

Frequently Asked ?'s

When can an investor request a public auction?

- Between 3 and 15 years after purchasing a tax lien certificate.

What costs are involved for the investor requesting the auction?

- A deposit is required to cover advertising, notifications, and other auction-related expenses.

How is the property sold at auction?

- The property is sold at fair market value. Any overbid amount (extra funds above the debt) goes to the property owner.

Can the property owner still pay off the lien?

- Yes, the owner can pay the back taxes, interest, and costs anytime before the auction to redeem the property.

What happens if no one bids at the auction?

- The property goes to the investor who requested the auction through a Treasurer's Deed.

What happens if there is a bid at the auction?

- The investor can either:
 - Buy the property from the winning bidder and receive the deed, or
 - Be reimbursed for the lien amount and any fees paid before the sale.

What happens to any extra money from the auction?

- Any overbid funds go to the property owner.



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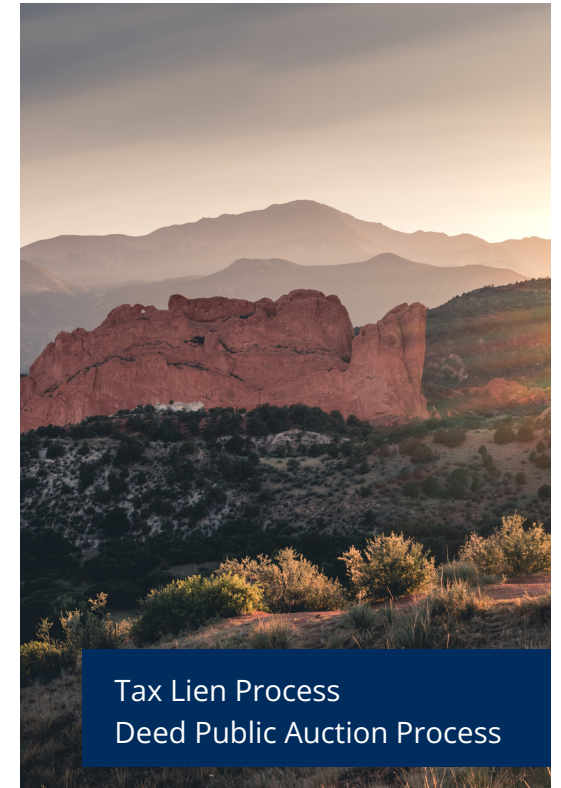
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Tax Lien Process
Deed Public Auction Process

**EL PASO COUNTY
TREASURER**

**COLORADO'S TREASURER'S
DEED PROCESS**

TYLER V. HENNEPIN COUNTY

On May 23, 2023, in the case Tyler V. Hennepin County, the U.S. Supreme Court ruled that when states took properties for unpaid taxes, but the property was worth more than the debt, it violated the Constitution.

In response, Colorado passed House Bill 24-1056 to fix the process for handling Treasurer's Deeds so it follows the law.

This brochure explains the new process. For any questions, please contact our office.



THE TAX LIEN PROCESS

Each fall, the Treasurer's Office releases a list of properties with unpaid property taxes. If the taxes remain unpaid, the tax liens on those properties will be sold in a public auction.

At the auction, the starting bid is the total amount of unpaid taxes, interest, and fees.

The tax lien earns simple interest at a rate of 9% above the Federal Discount rate set on September 1 each year. This interest rate stays the same for the entire life of the lien, and the lien holder can add future unpaid taxes to the lien for up to 15 years.

The property owner can still pay off the tax lien anytime before the property is sold at auction.

The tax lien sale is not a guaranteed way to make money or gain property. It is important you do your due diligence and understand the risk.

TREASURER'S DEED PUBLIC AUCTION PROCESS

Between 3 and 15 years after buying a tax lien certificate, the investor can request for the property to be sold at a public auction.

The public auction will provide an opportunity for the property to be sold at fair market value with overbid funds going to the property owner, and bring Colorado into compliance with the Tyler v. Hennepin County decision.

The Treasurer's Office will actively work to notify the property owner and other known interested parties of the potential sale. The property owner can still pay off the lien anytime before the auction by covering the back taxes, interest, fees, and costs.

The starting bid will be the amount owed on the lien plus auction costs. If no one bids, the property goes to the investor who requested for the auction.

If there are bids, the investor can either:

- Buy the property from the winning bidder and get a deed, or
- Get reimbursed for the lien and any fees paid.

Any overbid amount (extra funds above the debt) from the auction will go to the property owner.