

NACCTFO

July 2023

Tax Deed & Tax Lien States

Washington State

**REAL PROPERTY TAX FORECLOSURE
PRESENTED BY**

**ERIC SULLIVAN
REVENUE OFFICER, THURSTON COUNTY**




PRESENTER INFORMATION

ERIC SULLIVAN

- REVENUE OFFICER, THURSTON COUNTY
TREASURER'S OFFICE
- 22 YEARS WITH COUNTY, 27 YEARS
COLLECTIONS
- TAX FORECLOSURE, DISTRAINT, WRITE OFF'S,
ADVANCE TAXES, ULID & RID FORECLOSURE,
TAX TITLE, PAY PLANS, ABATEMENTS,
BANKRUPTCY, & EXCISE BACK UP
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BY THE WAY
WHY ARE
YOU





FUN FACTS ABOUT WASHINGTON

- ONLY STATE NAMED AFTER PRESIDENT
- LARGEST FERRY FLEET IN COUNTRY
- HAS SIX MAJOR MOUNTAIN PEAKS: MT. RAINIER, BAKER, ADAMS, OLYMPUS, ST. HELENS, & GLACIER PEAK
- 2ND LARGEST WINE PRODUCTION IN USA
- APPROXIMATELY 1/2 OF WA IS DESERT
- PRODUCES OVER 60% OF NATIONS APPLE CROP
- FAMOUS PEEPS: GARY LARSON, JIMI HENDRIX, BING CROSBY, KURT KOBAIN, BILL GATES, ADAM WEST, ANNA FARIS, MACKLEMORE, CHRIS PRATT, & BRUCE LEE

BACKGROUND/LAWS/RULES

- Revised Code Washington (RCW) Laws & Washington Administrative Codes (WAC) Rules
- Property Taxes are highest priority lien
- Treasurer required to foreclose – Tax year 3 years delinquent
- Judicial Lien Foreclosure – En Rem Case – Superior Court
- Prosecuting Attorney assist at no cost
- Certificates of Delinquency (COD) filed at no cost – Starts process
 - Owner Name, year, tax amount due w/ interest/penalties/costs, & legal description
 - File all years or just offending year on COD
 - What is filed must get paid to redeem
 - No property with \$100 or less tax owing

BASIC REQUIREMENTS

- File COD with Superior Court
- Title Search – Legal Description, Vested Ownership, & Liens
- Legal Notification – Notice and Summons
 - Personal Service (Very Rare)
 - Publication in local newspaper & mailing via Certified Mail
 - Return mail must be remailed via regular mail
- Default Hearing/Summary Judgment Hearing – Order of Sale
- Auction
 - Live or Electronic
- Tax Deed to highest bidder
- Liens are forever barred
 - IRS redemption rights 120 days
 - Minor or Incompetent person redemption rights 3 years
 - Lien Improvements remain

REDEMPTION

Pay Tax – Only by interested party

Bankruptcy

Deferral Applicant (DOR will pay back tax w/
lien)

County Error



SURPLUS

- Title report vested interest at time COD filed – Certificate of Ownership
- Application completed & notarized
- Proof of applicant authority
 - Heirs – Probated, Will, or Affidavit of Successor
 - Businesses
- Interpleader
 - Filed Superior Court if more than one claimant
- Third party requests
 - No application given
 - Notarized request to do so from owner
 - Percentage charged of surplus
- After three years - Goes to general fund of county
- Municipalities with statutes
 - Child Support, Office Financial Recovery, Labor & Industries, Judgments in favor of municipality
 - IRS

OTHER STUFF

- Pre-Collection efforts & Costs
 - Statements, letters, post card & pre-collection costs
- Washington State Treasurers Operations & Maintenance Fund (O&M)
 - All collection fees
 - Treasurer can use under their own authority
- Assistance and Programs
 - Monthly Payment Plans
 - Exemptions & Deferrals
 - Washington Homeownership Resource Center
 - One time waiver of interest and penalties
 - Must live on property
 - Income Qualify

ANYTHING I MISSED YOU WANT TO KNOW ABOUT????





That's all Folks!

THANKS FOR THE OPPORTUNITY