



## DEPARTMENT OF FINANCE DIVISION OF TAX

Properties that are listed for tax sale may be found in the Sheriff's Section of the website. Properties are published in the Wednesday editions of the Delaware State News and Dover Post two to three weeks prior to the sale.

Monition Tax Sales take place January, April, July and October and are held on the last Tuesday of that month at 10:00 a.m. located at The Kent County Administrative Complex, 555 Bay Road, Dover.

The procedure used to sell the properties is a bidding process. The winning bidder must have a \$2,000.00 certified funds, cashiers check or a money order at the time of bidding, **for each property purchased.** The bidder will have until 2:00 p.m. (the same day) to bring in the remaining balance to the Sheriff's Office.

There's a sixty (60) day redemption period. The confirmation is on the first Friday following the first Monday of the following month. The sixty (60) day redemption is counted from the **confirmation date**, not sale date.

If the homeowner redeems the property, the winning bidder will receive his/her money back plus 15% of the price he/she paid. If for some reason the sale is overturned by the court, the bidder will only receive back the amount of the bid and not the 15%.

After the redemption period is up, the new owner will need to have a deed prepared by a real estate attorney. The deed will then be recorded in the Recorder of Deeds office and subject to 4% Realty Transfer Tax.

Please call 744-2336 if you have additional questions.