



SUMMARY: Amends Washoe County Ordinance No. 224 by requiring successful bidders at real property tax delinquency sales to post ten percent (10%) of the purchase price at the time of the sale, allows for sale to second highest bidder if successful bidder defaults.

BILL NO. 654

ORDINANCE NO. 483

AN ORDINANCE AMENDING "AN ORDINANCE ESTABLISHING A PROCEDURE FOR THE CONDUCT OF SALES OF TAX DELINQUENT REAL PROPERTY HELD IN TRUST BY THE WASHOE COUNTY TREASURER; MAKING LEGISLATIVE DECLARATIONS; ESTABLISHING A TIME SCHEDULE FOR SALES, IMPOSING DUTIES UPON THE COUNTY TREASURER, THE COUNTY ENGINEER AND OTHER COUNTY OFFICERS; FIXING MINIMUM BASE BIDS; LIMITING BIDDING INCREMENTS; PROVIDING FOR METHODS OF PAYMENT FOR PURCHASED PROPERTY; AUTHORIZING COMPENSATION FOR THE COUNTY TREASURER AND THE DISPOSITION THEREOF; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO" BY REQUIRING SUCCESSFUL BIDDERS AT REAL PROPERTY TAX DELINQUENCY SALES TO POST TEN PERCENT (10%) OF THE PURCHASE PRICE AT THE TIME OF THE SALE, ALLOWS FOR SALE TO SECOND HIGHEST BIDDER IF SUCCESSFUL BIDDER DEFAULTS.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1.

Section 4 of Washoe County Ordinance No. 224 is hereby repealed and the following language is inserted in its stead.

SECTION 4.

- A. The County Treasurer shall not deliver a deed as provided in section 4 of NRS 361.595 to the successful bidder unless he has received the purchase price in cash, by cashier's check or by certified check.
- B. If the successful bidder informs the County Treasurer of his intention to pay the purchase price in cash, by cashier's check or certified check, he shall deposit with the County Treasurer the sum of ten percent (10%) of the purchase price at the time of the acceptance of his bid, and before 5:00 p.m. of the next working day, deliver to the County Treasurer cash, a cashier's check or certified check in the amount of his bid, less the ten percent (10%) deposit. If the successful bidder fails to deliver to the County Treasurer the cash, certified or cashier's check within the specified time, his ten percent (10%) deposit is forfeited to Washoe County and shall be deposited to the credit of the County's General Fund.
- C. If the successful bidder does not deliver the purchase price within the time set forth in Subsection B, the County Treasurer shall advise the second highest bidder, within twenty-four hours of the default, that he may tender the amount offered by the successful bidder by 5:00 p.m. of the next working day and be entitled to receive a deed to the property. If the second highest bidder does not tender the purchase price within the required time, there shall be declared no sale.

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D. The County Treasurer shall not accept personal checks from any bidder.

Proposed on the 16th day of December, 1980.  
Proposed by Commissioner Brown:  
Passed on the 23rd day of December, 1980.

Vote:

Ayes: Commissioners: Farr, Stoess, Brown, Ferrari & Underwood

Nays: Commissioners: None

Absent: Commissioners: None

Bill Farr  
Chairman of the Board

ATTEST:

Juli Bandy  
County Clerk

This ordinance shall be in force and effect from and after the 14th day of January, 1981.