



Tax Forfeiture Summary

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2024 Legislative Changes



HF5246 - Tax Forfeited Lands Settlement;
Appropriation

HF5247 - Omnibus Bill, Article 70 Tax Forfeited
Property

Minn. Chapter 282

Highlights HF5246



Appropriation

- \$109,000,000 – Management and Budget to make payments to claims administrator under the terms of settlement.
- One-time apportionment is available until June 30, 2026.
- On June 25, 2024, Dakota County Board, Resolution No. 24-339, authorization Dakota County to participate in the proposed class action settlement.

Public Auction HF5247



Tax Forfeiture Properties 2024 - Forward

- The county auditor must sell the property at a public auction to the highest bidder. The sale under this section must occur within six months of either the filing of the certificate of forfeiture pursuant to section, subdivision 9, or the date the property is vacated by the occupant, whichever is later.
 - Minn. Stat. 282.01, subd. 1a, conveyance to public entities changes.
 - Public Entities can place a bid at public auction.

Public Auction Timeline



Tax Forfeiture -
2024 and forward

Tax Forfeiture -
Prior to 2024

Auction 1

The property is listed at the "Estimated Market Value" (EMV) at the time of forfeiture for 30 days.

Auction 2

"Minimum bid" means sum of delinquent taxes, special assessments, penalties, interests, and costs assigned to the parcel.

Auction 3

The property is listed for the appraised value which is determined by Assessing Services.

Public Auction Date
January 6, 2025

Public Auction Date
February 10, 2025



**Revision to Policy 8003 Conveyance
Of Tax Forfeited Property To Local
Government Unit**

Updated Policy Language



- Added definition for minimum bid
 - o The sum of delinquent taxes, special assessments, penalties, interests, and costs assigned to the parcel.
- Update the language for the public auction
 - o The county auditor must first hold a public auction within six months of a property forfeiting. If the property is not sold at public auction, the property remains in tax forfeiture status which will allow for a local government unit to acquire.
- Update the Department of Natural Resources (DNR) Review
 - o The county auditor must provide notice to the commissioner of natural resources of the forfeiture of any lands eligible to be withheld or withdrawn from sale under this section. Notice must be provided within 30 days of either the filing of the certificate of forfeiture pursuant to section 281.23, subdivision 9, or the date the property is vacated by the occupant, whichever is later. Within 30 days of this notice, the commissioner of natural resources must notify the county auditor of a decision to withhold or withdraw a property from the sale under section 282.005.
- Update the hold process
 - o The county auditor must hold a public auction within six months of a property forfeiting. If the property is not sold at public auction, the property remains in tax forfeiture status. If a local government unit or state agency wishes to acquire a tax-forfeit property, it may request a six-month hold on the property.

Questions





Delegation of Tax Forfeited Land Duties to the County Treasurer- Auditor

- Authority to approve former owners and eligible parties to repurchase tax-forfeit land; and
- Authority to initiate legal proceedings to cancel purchase and repurchase contracts in default status; and
- Authority to reinstate cancelled tax-forfeited contracts.

Amended Delegation Authority



- Authority to approve former owners and eligible parties to repurchase tax-forfeit land; and
- Authority to initiate legal proceedings to cancel purchase and repurchase contracts in default status; and
- Authority to reinstate cancelled tax-forfeited contracts.
- **Authority to establish the market value at the time of forfeiture, set the appraised value as determined by the county assessor, and establish the minimum bid; and**
- **Authority to classify tax-forfeited land as conservation or non-conservation; and**
- **Authority to schedule a public auction; and**

The additional authority pursuant to Minnesota Chapter 504B, to initiate legal proceedings for evictions.

The delegation to the Director of Property Taxation & Records will streamline these processes, reduce administrative costs, and provide quicker, more responsive service to taxpayers and the public.

Questions

