Government of the District of Columbia
Office of the Chief Financial Officer
Office of Tax and Revenue

DISTRICT OF COLUMBIA
2014 REAL PROPERTY TAX SALE
INFORMATIONAL GUIDE

A User Guide for the Office of Tax & Revenue Employees

Note: Please encourage any individual interested in purchasing property at the 2014 Tax Sale to attend the Tax Sale Seminar. This document contains general information about the Tax Sale. More detailed information regarding the Tax Sale process will be presented at the Tax Sale Seminar.

DISTRICT OF COLUMBIA
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1. **When and where is the District of Columbia Tax Sale held?**
   a. WHEN:
   July 14-15, 2014
   b. WHERE:
   Office of Tax and Revenue
   1101 4th Street, SW
   2nd Floor, Room W250
   Washington, DC 20024
   c. TIME:
   8:30 a.m. to 12:00 noon and 1:00 p.m. to 4:00 p.m., or until all properties advertised for that day are sold.

2. **When and where can you register for the District of Columbia Tax Sale?**
   a. WHEN:
   July 7-15, 2014
   b. WHERE:
   Office of Tax and Revenue
   1101 4th Street, SW
   2nd Floor, Customer Service Center
   Washington, DC 20024
   c. TIME:
   8:15 a.m. to 4:00 p.m., or until all properties advertised for that day are sold.

NOTE - Prospective buyers/bidders must register to participate in the Tax Sale.

3. **Why is the District of Columbia conducting a Tax Sale?**
   The Tax Sale is an annual event held pursuant to DC Official Code § 47-1332(a) in which the District of Columbia sells real property on which the taxes are delinquent.

4. When and where are the District of Columbia Tax Sale Seminars held?

a. WHEN:
June 25 and 26, 2014

b. WHERE:
District of Columbia Office of Tax and Revenue
1101 4th Street, SW
2nd Floor, Room W250
Washington, DC 20024

c. TIME:
9:30 a.m. to 12:00 noon and 2:00 p.m. to 4:30 p.m., both days.

REGISTRATION: All persons interested in *participating in the Tax Sale are encouraged to attend the Tax Sale Seminar.*

d. Tax Sale Seminar registration methods
   i. *in person* at the Office of Tax and Revenue, 1101 4th Street, SW, 2nd Floor, Customer Service Center, Washington, DC 20024; or
   ii. *by phone* by contacting the Office of Tax and Revenue's Customer Service Center at (202) 727-4829 or (202) 727-4TAX.

5. Where can a potential purchaser or bidder obtain a list of properties to be auctioned at the Tax Sale?

a. Newspaper Advertisement:
   i. Washington Informer, June 19, 2014.
   ii. The Washington Times, June 19, 2014.
   iii. The Northwest Current, June 25, 2014.

b. OTR's Web site:
   i. **Go to <u>www.taxpayerservicecenter.com</u>**
   ii. Look under "Real Property" and click on the link for "Annual Real Property Tax Sale;" and
   iii. Click on "2014 Tax Sale List*."

* <u>Advertised properties may be removed based on updates, including payments made which may cause properties to owe less than the threshold. As a result, not all of the properties listed may be auctioned.</u>

6. **What are some suggested Web sites that a potential purchaser can view to research outstanding liabilities of any property being auctioned?**
    a. Tax Liens – Recorder of Deeds Web site – This Web site provides valuable information about mortgages, liens and encumbrances affecting the title to property. To use this Web site, go to:
        i. www.taxpayerservicecenter.com;
        ii. Then click on "Recorder of Deeds"
        iii. Then click on "Recorder of Deeds - Document Images"
        iv. Click on "Online Public Records"
        v. Click on "Search"
        vi. Click on "Create New User Account"
        vii. Then complete information to access the Recorder of Deeds Web site.
    b. Real Property Tax Assessment Web site - This Web site includes valuable information about each property including the neighborhood, sub-neighborhood, class, assessed value, gross building area, land area, real property taxes and payment history. To use this Web site:
        i. Go to www.taxpayerservicecenter.com;
        ii. Click on "Real Property;"
        iii. Then "Real Property Tax Database Search;"
        iv. Then "Search Real Property Assessment Database;" and
        v. Type in 4 digits for Square (*e.g.*: 0111) Suffix (*e.g.* W) Lot (*e.g.* 0001).

7. **Can a property be inspected prior to the tax sale?**
It is recommended, but not required, that anyone interested in purchasing a property at the Tax Sale locate and identify it before bidding. However, the advertisement or sale of a property at Tax Sale does not grant a right of entry to a potential bidder or the tax sale purchaser. The entry onto a property for any purpose, whatsoever, by a potential bidder or the tax sale purchaser may be subject to the laws on trespass.

8. **Can a delinquent taxpayer participate in the Tax Sale?**
DC Official Code § 47-1346(a)(5)(A) states that:
   a. A potential purchaser, including a natural person or business entity, who is delinquent in payment of in rem taxes to the District or who has been convicted of a felony involving fraud, deceit, moral turpitude, or anti-competitive behavior, may not bid on real property offered at a sale held under this chapter or otherwise acquire an interest in real property sold under this chapter."
   b. Further, DC Official Code § 47-1346(a)(5)(B) requires that potential purchasers certify under oath, subject to penalties of perjury, that the potential purchaser is not more than one year in arrears in any other jurisdiction in payment of in rem taxes not being contested in good faith, and may not have been convicted of a felony involving fraud, deceit, moral turpitude, or anti-competitive behavior.
   c. Also, the same provision mandates that bidders cannot be related to business organizations that are delinquent in the payment of taxes.
   d. If it is determined that a bidder violated any of the foregoing, the certificate of sale issued to such purchaser is voidable. If such certificate of sale is voided, *all monies paid will be forfeited*.

9. Must I register for DC taxes?

a. A potential purchaser/bidder must complete a Combined Business Tax Registration Application (Form FR-500).
   i. Form FR-500 may be filed:
      1. *online* by visiting the Office of Tax and Revenue's Web site at;
         a. Go to www.taxpayerservicecenter.com;
         b. Click on "Forms;"
         c. Click on "Business Tax Forms and Publications;"
         d. Click on "Registration and Exemption Tax Forms;" and
         e. Select "FR-500;" or
      2. *in person* at the Office of Tax and Revenue's Customer Service Center, 1101 4th Street, SW, 2nd Floor, Washington, DC 20024.

10. What information is required to register to bid at the Tax Sale?

a. Each prospective purchaser/bidder will be *required* to provide personal information, including the following:
   i. Drivers license or state issued identification card;
   ii. Name(s) of potential purchaser(s) (maximum of two names per registration);
   iii. Potential purchaser's mailing address;
   iv. Potential purchaser's telephone numbers (home, business and fax);
   v. Attorney information (if available);
   vi. Notice of Business Tax Registration (issued by OTR's Customer Service Administration);
   vii. Potential purchaser's Social Security Number or Federal Employer Identification Number (FEIN) (please note that a business, including an LLC, must provide a FEIN); and
   viii. A properly completed IRS Form W-9 (please attach IRS Form W-9 to the Tax Sale registration form).

11. What is the minimum deposit required to bid?

a. The required minimum deposit in order to bid is 20% of the total purchase price. This deposit should be paid immediately after completing and signing the registration form.
b. The potential purchaser/bidder can pay the deposit at the following location and times:
   i. Location:
      Cashier's Office of the DC Treasurer,
      1101 4th Street, SW
      1st Floor
      Washington, DC 20024
   ii. Time:
      8:15 a.m. to 4:30 p.m.
      Monday through Friday or, until all properties advertised for that day are sold.
c. Payment Method:
   Payments can be made by cash, certified check, money order, cashier check or by bank check (personal or business checks will not be accepted).
   Payment must be made payable to the DC Treasurer.

12. What happens if the Tax Sale bidder wins a property and the bidder has a deposit of less than 20% of the winning bid?

a. The sale is not complete if the bidder's deposit (or remaining amount on deposit) is less than 20% of the successful bid.
b. If the required deposit is not remitted prior to bidding, the property will be re-auctioned immediately or as soon as possible.
c. Bidders may increase deposits at anytime during the Tax Sale by making payments at the Cashier's Office of the DC Treasurer on the 1st Floor of 1101 4th Street, SW, Washington, DC 20024.
d. The Office of Tax and Revenue will not delay bidding to allow a bidder to increase a deposit.
e. In cases where the Tax Sale bidder bids on multiple properties, the deposit on record will be applied to the winning bid amounts in the order that the bids were placed. If a Tax Sale buyer bids on a property for which he or she has an insufficient deposit, that property for which there is insufficient deposit will be re-auctioned.

   For example: Purchaser C places the winning bid on three properties and has a deposit of $2,000. Therefore, Purchaser C's total bid amount may not exceed $10,000. The winning bid for Property 1

was $5,000; the winning bid for Property 2 was $8,000 and the winning bid for Property 3 was $4,500.

There is a sufficient amount on deposit to cover the first bid on Property 1, and that bid will become final. However, there is not enough money on deposit to cover the first and second bids once they are combined. Since the total amount of the first two bids ($5,000 + $8,000 = $13,000) exceeds the $10,000 bid limit based on the $2,000 deposit, the second bid will be cancelled and Property 2 will be re-auctioned. Since the amount of the third bid would not cause the total amount of the bids to exceed the $10,000 bid limit, the third bid also would become final. The sales for Property 1 and Property 3 would become final.

13. What will a bidder receive after paying the deposit?

a. A registration number will be assigned to each Tax Sale bidder at the Office of Tax and Revenue, 1101 4th Street, SW, Room W250, Washington, DC 20024.
b. A copy of the Tax Sale Registration form must be presented to receive a "number card." Each potential purchaser will receive a "number card" that will be used during the bidding process. The potential purchaser must turn in the number card to the Tax Sale Registration Desk at the end of each session.

14. What is the bidding process at the Tax Sale?

a. The opening bid for each property will be the amount of delinquent taxes for which the property may be sold, including penalties and interest, plus a $200 tax sale fee. The bids will be raised by increments of $25, $100, 500 $1,000, $10,000, etc., until the property is sold to the highest bidder. All sales are final.
b. Properties will be sold in the order they are listed in the newspapers and will be announced by square, suffix and lot numbers. Advertised properties may be subject to change based on updates and payments. As a result, not all of the properties listed may be auctioned. It is very important to be aware of the property being auctioned and to follow along with the auctioneer.

15. When is a bid entered?

a. A bid is entered when a potential purchaser/bidder raises the "number card" high enough so the auctioneer can see it.
b. The auctioneer will state the number of the successful bidder before the auction proceeds to the next listed property. Failure to immediately contest the winning bid may result in a bidder becoming the successful buyer of a property, even if it was not the bidder's intention to enter the final bid. The auction will be recorded to ensure the accuracy of the bidding process.

16. Will the District delay the bidding process to allow a bidder to increase a deposit?

No. Bidding *will not* be delayed to allow a bidder to increase a deposit.

17. When is the payment due for the property purchased at the Tax Sale?

By law, payment in full, also referred to as the final payment, is due from a successful Tax Sale buyer within *five business days* from the last day of the Tax Sale.

18. Where can the Tax Sale purchaser make a final payment?

a. In Person
   i. Location:
      Cashier's Office of the DC Treasurer
      1101 4th Street, SW, 1st Floor
      Washington, DC 20024
   ii. Time:
      8:15 a.m. to 4:30 pm.
      Monday through Friday
      (Except legal holidays)

b. By Mail
   i. Address:
      Office of Tax and Revenue
      Real Property Tax Administration
      Assessment Services Division/Tax Sale Unit
      1101 4th Street, SW
      5th Floor, Suite W550
      Washington, DC 20024
      Note – All payments sent by mail must be postmarked within 5 business days after the last day of the Tax Sale.
c. Payment Method:
   i. Cash, certified check, money order, cashier check or by bank check (Personal and business checks will not be accepted). Payment must be made payable to the DC Treasurer.

It is highly recommended that the final payment is made in person to avoid any possible mail delivery problems.

19. Can a buyer request an invoice for their final payment before the last day of the Tax Sale?

Yes. A buyer can obtain an invoice for their final payment from a Tax Sale Unit employee.

20. Will the buyer receive an invoice/bill from the District for the final payment due?

An invoice will be mailed to the successful Tax Sale buyer identifying the property purchased and the balance of the sale price owed.

21. Does the buyer have to submit the payment in full if they did not receive an invoice/bill from the District for the payment?

Yes. The successful Tax Sale buyer must pay the balance due on the sale price within five business days after the last day of the Tax Sale, even if he or she did not receive an invoice from the District in the mail.

22. Where can a buyer obtain a duplicate invoice for the payment due?

a. In Person
   i. Location:
      Office of Tax and Revenue Walk-in Center
      1101 4th Street, SW, 2nd Floor
      Washington, DC 20024
   ii. Time:
      8:15 a.m. to 4:30 p.m.
      Monday through Friday
      (Except legal holidays)
b. By Contacting
   i. Location:
      Office of Tax and Revenue Customer Service Center
      1101 4th Street, SW, 2nd Floor
      Washington, DC 20024
      Tel. (202) 727-4TAX (4829)

23. What happens to the property sold if the District does not receive the final payment due on the property within five business days after the last day of the Tax Sale?

a. If final payment is not received by the prescribed date, 20% of the deposit will be forfeited to the District and the sale of the property will be voided.
b. If the Tax Sale buyer has purchased multiple properties and can only make a partial payment, the Office of Tax and Revenue will only select as sold to the Tax Sale buyer as many properties as sold in consecutive order whose combined purchase price does not exceed the partial payment and 80% of the deposit.
c. The remaining, subsequently sold properties to which the partial payment and 80% of the deposit were not applied will be "bid back" to the District.

24. What will the District issue to the Tax Sale purchaser once the payment of the purchase price has been processed?

Approximately 4 to 6 weeks after the Tax Sale, the Office of Tax and Revenue, Real Property Tax Administration, will issue a Certificate of Sale for each property sold at the Tax Sale and for which the purchase price has been paid and reconciled.

25. Does the buyer own the property purchased at the Tax Sale, once a Certificate of Sale has been issued for the property?

a. No. The Certificate of Sale does not grant to the Tax Sale purchaser legal title to the property, or any right to enter the property. The Certificate of Sale entitles the Tax Sale Purchaser to institute legal proceedings to foreclose the right of redemption beginning 6 months after the last day of the sale if the taxes remain unpaid.
b. *Note that the property owner has the right to redeem the property at anytime prior to the issuance of a final order in the foreclosure case.*

26. What is the process for issuing a refund to the non-winning bidders or surplus deposit for winning bidders?

Approximately 4 to 6 weeks after the Tax Sale, the Office of Tax and Revenue will refund to non-winning bidders the deposit paid and to winning bidders any surplus deposit paid in excess of his or her winning bid(s).

27. Where and when does the buyer post the Post-Tax Sale Notice?

The buyer must post a copy of the post-tax sale notice as on the premises where it can be conveniently read. The notice must be posted no sooner than 4 months after the date of the tax sale but at least 45 days before the filing of a complaint under § 47-1370.

28. What is the process for issuing a refund once a Certificate of Sale has been issued?

a. The Tax Sale purchaser must surrender the original Certificate of Sale to the Office of Tax and Revenue to initiate the refund process.
b. Processing of Tax Sale refunds takes approximately 4 to 6 weeks, if all supporting documentation required by OTR to process a Tax Sale refund is timely and completely provided by the Tax Sale purchaser (see FAQ #35).
c. Interest will be paid up to the date of redemption.

29. What is the rate of interest that a buyer will receive on property redeemed by the owner?

a. Interest is paid at a rate of 1.5% per month or portion thereof on the sale amount, exclusive of surplus beginning on the first day of the month immediately following the date of the tax sale.
b. The Tax Sale buyer will receive a refund of the amount of taxes paid with interest thereon, plus surplus. Interest will accrue on the first day of the

month immediately following the date of the tax sale until the date of redemption or cancellation.

c. Interest is not paid on the surplus amount, which is defined as the amount that is bid over and above the opening bid (amount of the delinquent taxes, penalty, interest and costs).
d. Interest ceases to accrue once the taxes are paid to current. This means taxes on the real property tax bill, business improvement district taxes, and vault rents have been paid to current. Check our Web site, www.taxpayerservicecenter.com, "Real Property," "Tax Sale" for payment updates.

30. Why does the District cancel a sale and what happens when a sale is cancelled?

a. A Tax Sale may be cancelled to prevent an injustice to the owner or person with an interest in the real property.
b. If the sale is cancelled by the District, the amount of interest to be refunded will be at the rate of *1.5% per month* or portion thereof on the sale amount, exclusive of surplus beginning on the first day of the month immediately following the date of the tax sale until the date of the cancellation of the tax sale.
c. The Office of Tax and Revenue may terminate a tax sale if the property was sold with incorrect ownership or the owner is in bankruptcy under protection of a stay. If a tax sale buyer discovers incorrect ownership or a bankruptcy filing when he or she obtains the title report, the tax sale buyer should not file a lawsuit. The tax sale buyer should contact the Office of Tax and Revenue to begin the termination process. The Office of Tax and Revenue generally will not reimburse the tax sale buyer for any expenses in excess of the $300.00 title search expense and $31.50 certificate of sale recording expense.
d. Examples of circumstances in which the District may cancel a sale may include without limitation:
    i. where the record owner pays the amount set forth in the Notice of Delinquency to Avoid the Tax Sale as required under § 47-1341(a) or otherwise pays the outstanding taxes before the Tax Sale;
    ii. payment was applied to an incorrect tax year;
    iii. payment was applied to incorrect property account;
    iv. property is exempt from tax;
    v. where the property is receiving a homestead deduction and was sold at a tax sale within the last 4 years;
    vi. where the record owner (or heir of a deceased record owner) occupies as his/her personal residence a Class 1 property with 5 or

fewer units and proves the Mayor failed to mail the Notice of Delinquency to Avoid the Tax Sale (pursuant to § 47-1341(a)) or the Post-Tax Sale Notice (under § 47-1353.01);

vii. the mailing address of the person who last appears as the record owner of the real property on the tax roll was not properly updated by OTR despite proper filing of a change of address form; or

viii. The amount owed for which the property is offered at tax sale is less than $2,000.

e. The tax sale purchaser must surrender the original Certificate of Sale (if issued) to the Office of Tax and Revenue to initiate the refund process.

31. What must be paid by the property owner prior to the Tax Sale?

a. The property owner must pay all delinquent real property taxes through the 2013 real property tax year (and any BID taxes and vault rents) as included on the Notice of Delinquency to Avoid the Tax Sale as required under § 47-1341(a); and

b. In cases where an external agency liability is certified and included in the Notice of Delinquency to Avoid the Tax Sale as required under § 47-1341(a), the property owner must pay the certified external agency liability (*e.g.* WASA, DCRA, and DPW).

32. Where can the property owner make a payment?

a. Any Wells Fargo bank located in Washington, DC (The Wells Fargo banks located outside of Washington, DC will not accept the payment.); or

b. Office of Tax and Revenue, Customer Service Center, 1101 4th Street, SW, 2nd Floor, Washington, DC 20024, 202-727-4TAX (4829).

Note: The property owner is responsible for providing proof of payment to the Office of Tax and Revenue within 24 hours after payment has been made at the bank. The property owner is encouraged to bring the proof of payment to the Office of Tax and Revenue, at the address listed above, or by faxing a copy of the receipt to the Tax Sale Unit at (202) 478-5995. Please indicate the square and lot numbers on the receipt.

33. What must the property owner pay after the Tax Sale but before the title search within 4 months after the Tax Sale?

a. All amounts appearing on a current real property tax bill, including real property taxes and certified taxes, assessments, fees and costs from other DC agencies and WASA (if applicable); and

b. If applicable, business improvement district taxes and vault rental charges, together with penalties and interest, due to OTR.

34. What must the property owner pay after the 4-month period from the Tax Sale but before the foreclosure action?

a. All amounts appearing on a current real property tax bill, including real property taxes and certified taxes, assessments, fees and costs from other DC agencies and WASA (if applicable);
b. If applicable, business improvement district taxes and vault rental charges, together with penalties and interest, due to OTR;
c. The amount of $50 for posting the post-tax sale notice required by §47-1353.01;
d. Costs for recording the certificate of sale, $31.50; and
e. The cost of a title search, not to exceed $300.

35. What must the property owner pay after a foreclosure action has been filed?

a. All amounts appearing on a current real property tax bill, including real property taxes and certified taxes, assessments, fees and costs from other DC agencies and WASA (if applicable)
b. If applicable, business improvement district taxes and vault/public space rental charges, together with penalties and interest, due to OTR;
c. The amount of $50 for posting the post-tax sale notice required by §47-1353.01;
d. Costs for recording the certificate of sale, $31.50;
e. The cost of a title search, not to exceed $300;
f. Reasonable attorneys' fees as follows:
    i. In a case in which the property is redeemed before the fifth status hearing, reasonable attorneys' fees not to exceed $1,500;
    ii. In a case requiring 5 or more status hearings, reasonable attorneys' fees not to exceed $1,500 plus $75 for the firth status hearing and each additional status hearing thereafter; and
    iii. In a case in which a motion for judgment is filed with the court, additional attorneys' fees in the amount of $300.
    iv. In complex cases with prolonged representation not typical for tax sale foreclosure actions, other reasonable attorneys' fees incurred, as requested by the purchaser and approved by the court on a case-by-case basis.
g. Expenses actually incurred as follows:
    i. Filing fees charged by the DC Superior Court;
    ii. Service of process fee, including fees incurred attempting to serve process;
    iii. If a second title search is conducted more than 6 months after the initial title search, a title search update fee, not to exceed $75;
    iv. Publication fee charged by a newspaper of general circulation in the District;
    v. Posting fees;

vi. Postage and certified mail costs;
vii. Substantial repair order fee, not to exceed the fee charged the government agency issuing the certificate of substantial repair; and
viii. Any court approved expense for stabilization or conversion of, or to make safe and compliant with Chapter 31A of Title 42, the property under § 47-1363 or to comply with an action taken against the property by the Mayor in accordance with applicable building, fire, health or safety code.

h. If the purchaser fails to satisfy the requirements for posting under § 47-1353.01 or fails to provide proof of posting required under § 47-1370(c)(4), the purchaser may not be entitled to collect the legal expenses set forth hereunder unless good cause for failure to meet the posting requirements is shown to the Superior Court.

Note: If the property owner does not pay all of the costs described above *before* the court order becomes final, the Superior Court of the District of Columbia will enter an order foreclosing the right of redemption of the property owner. After payment of all outstanding amounts by the Tax Sale purchaser, the District will issue a deed of title for the property to the Tax Sale Purchaser.

36. What documentation must a Tax Sale purchaser provide to OTR in order to receive a refund for a tax sale related refund?

a. The purchaser should monitor the payment update page on OTR's website. The payment update page can be found by going to:

i. www.taxpayerservicecenter.com;
ii. Then click on "Real Property"
iii. Click on "Annual Real PProperty Tax Sale"
iv. Then click on "Real Property Tax Sale Payment Report" towards the bottom of the page.
v. Click on "Payment Report".

b. When a purchased real property account is brought to current, the purchaser should submit a claim for refund.

The following are necessary to timely process your refund relating to a single parcel:

i. Copy of the Tax Sale Registration Form with DC Cashier's receipt documenting payment;
ii. Original Tax Sale Certificate (if issued to Purchaser);
iii. Original Release of Attorney's Fees (if applicable);
iv. Subsequent Tax Payments (if applicable) - Proof of payment (copy of DC Cashier's receipt or copy of cancelled check – front and back); and,
v. Pre-complaint Legal Expenses (if applicable), copies of the:
   (i) Tax Sale Certificate; and

(ii) Title search and the paid receipt issued for the services rendered for the Pre-Complaint Legal Expenses or an affidavit or a statement from legal counsel attesting to the fact that the services for Pre-Complaint Legal Expenses were rendered. **Note:** ***The submitted document must state when such expenses were incurred - the purchaser will not be reimbursed for Pre-Complaint Legal Expenses incurred with 4 months from the last day of the tax sale.***

37. New law changes for 2014.

The below changes are instituted as a result of the District Real Property Tax Sale Temporary Act of 2013 (DC Law 20-55) and the Residential Real Property Equity and Transparency Emergency Amendment Act of 2014 (DC Act 20-342).

a. A potential purchaser, including a natural person or business entity, delinquent in the payment of *in rem* taxes (*e.g.* real property taxes) to the District, or who has been convicted of a felony involving fraud, deceit, moral turpitude, or anti-competitive behavior, may not bid at the tax sale or otherwise acquire an interest in real property sold at the tax sale. At the time of registration, a potential purchaser, including a natural person or business entity, must certify that such purchaser: 1) is not more than one year in arrears in any jurisdiction in the payment of *in rem* taxes not being contested in good faith; and 2) has not been convicted in any jurisdiction of a felony involving fraud, deceit, moral turpitude, or anti-competitive behavior.
b. The tax sale threshold is $2,000 for the July 2014 tax sale. Thus, no property can be sold for less than $2,000 in delinquent taxes (prior to inclusion of a tax sale fee).
c. The May 2014 tax sale notice will be posted to OTR's Web site.
d. OTR is not selling any property at the July 2014 tax sale that was sold in the past 4 years and the case is active.
e. The tax sale purchaser may appeal the valuation of Class 3 or Class 4 Properties that were sold at the discount sale.
f. Interest paid to tax sale purchasers from the July 2014 tax sales and prior will continue to be 1.5%/month. The interest rate for delinquent property owners is expected to decrease to 1%/month, beginning October 1, 2014.
g. Interest for tax sale purchasers begins to accrue August 1st. Interest ceases during the month when the taxes are brought current; this means that real property taxes, vault rents, BID taxes and certified taxes are paid to current.
h. To redeem, the redeeming party must pay all real property taxes, all BID taxes, all vault rents and any tax that was certified by an external agency.

i. If the property owner properly pays to the District taxes and expenses to within $100, the taxes are deemed paid for purposes of redemption.
j. The post-tax sale notice mailed by OTR after the July 2014 tax sale must be posted to the property by the tax sale purchaser at least 45 days before a complaint is filed. This notice cannot be posted until at least 4 months from the date of the tax sale. This notice will be posted to OTR's Web site for download purposes.
k. OTR will cancel any tax sale where the May and post-tax sale notices were not sent to the property owner.
l. Legal fees are capped at $1,500, subject to allowances for protracted litigation. Additionally, the following most common fees are also allowed: title search of up to $300; recording the certificate of sale; post-tax sale posting of $50 and other posting; court filing; service of process; second title search of $75; newspaper publication; and , postage. Other fees are allowed as specified in the statute.
m. Low-income seniors may defer any delinquent taxes, but legal fees are still owed to tax sale purchasers.
n. Purchaser must notify OTR when a complaint is filed in Superior Court.
o. OTR will not pay legal expenses in the event of a cancellation if the title examination and review of bankruptcy records show the property was sold within the past 4 years, a violation of a bankruptcy stay or other errors as may be prescribed by regulation.
p. For homestead properties or properties occupied by heirs and beneficiaries as principal residences that are not redeemed, the court will order a sale of the property by a trustee. After allowed expenses, the purchaser shall be entitled, to the extent available, to the lesser of 10% or $20,000 of the remainder.