<u>DAUPHIN COUNTY TAX CLAIM BUREAU UPSET SALE TERMS & CONDITIONS</u>

The following conditions shall govern the sale of properties by the Dauphin County Tax Claim Bureau for the 2026 Upset Sale as scheduled on **September 29, 2026, at 6:00 p.m.** at the Dauphin County Courthouse, Jury Assembly Room,
101 Market Street, Harrisburg, PA 17101 or to such date to which the sale may be adjourned.
*<u>*Please enter at the rear entrance of the courthouse.</u>*

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1. **<u>Bidders are required to register prior to the sale in person at the Dauphin County Tax Claim Bureau</u> only during the timeframe of <u>August 24th to September 4th between the hours of 9:00a.m. and 3:00p.m.</u>** *(As per PA Act 33 of 2021)*
   - There will be a $100 non-refundable fee for registration which may be paid by cash or check. Personal checks are acceptable if they are drawn from a local bank in the City of Harrisburg. (No debit or credit cards accepted).
   - There will be a bidder certification and affidavit that must be completed with registration. If there are any misstatements made on the application or affidavit, your registration will be revoked, and your application will be sent to the District Attorney's office for appropriate action.
   - All registrants will be checked for delinquent property tax. If a registrant has delinquent property tax, they will not be permitted to bid. A municipality may forbid a registrant from bidding due to any code violations or any other issues in their taxing entity. If a registrant has delinquent taxes in any County in Pennsylvania they will be forbidden from the sale, unless the delinquent tax is paid.

   <u>ONLY REGISTERED BIDDERS WILL BE PERMITTED TO ENTER THE TAX SALE.</u>

2. The initial bid must equal the fixed Upset price.
   - In addition to the Upset price, the purchaser must pay the 2% State Realty Transfer Tax, calculated in accordance with applicable valuation regulations, and the recording fee.
   - Acknowledgement, Recording Fee, and Preparation of the Deed. These items will be computed after the property has been struck down to the successful bidder. The Upset price, transfer tax, recording fee, acknowledgement fee, and deed preparation fee MUST BE PAID AT THE TIME OF THE SALE. At the option of the Tax Claim Bureau, the purchaser shall pay either by a personal or business check drawn from a local bank in the City of Harrisburg (see Note #15) paid to the order of the Dauphin County Tax Claim Bureau or cash. NO CREDIT OR DEBIT CARDS WILL BE ACCEPTED AS PAYMENT FOR PURCHASE OF PROPERTY.

3. Parcels listed for sale will be removed from the list if the delinquent taxes are paid before 4:30 p.m. on September 29, 2026. Payments for these delinquent taxes must be paid in the form of cash, money order, certified check, credit card (2.55% fee), or visa debit card ($4.00 fee) and must be received by the Tax Claim Bureau before the office closes on September 29, 2026.

4. The Bureau will sell the property as described on the dockets in the Tax Claim Bureau, and makes no representation or warranty as to description, title, ownership, or any other matter pertaining to said premises, recorded or unrecorded.

5. No property scheduled for sale will be struck down unless the bid equals or exceeds the Upset sale price as announced. In the event of a dispute by bidders, or failure of the successful bidder to pay the purchase price, the property could again be made available for sale. **<u>Payment for properties sold must be made the night of the sale</u>**.
      - Failure to pay the night of the sale shall result in the bidder and any associated entities being FORBIDDEN from all future taxes.

6. Certain properties may be subject to prior purchase agreements of sale by a Land Bank; these will be announced at the sale.

7. The Tax Claim Bureau will sell subject to existing occupancy, if any.
   - **<u>This sale does not include the contents</u>.**

8. All listed sales are subject to confirmation by the Court of Common Pleas of Dauphin County, Pennsylvania.

9. Successful bidders will assume any existing lien or mortgage on the property at the time of sale. (see Note #14)

10. The Tax Claim Bureau will issue a deed upon payment of the purchase price and costs by the successful bidder as soon as all checks clear the banks, and the sale process is complete.
    - **There will be no deed assignments.**
        - **Applicants must register in the name or business name in which the deed is to be issued. Approximately three months from the date of sale is required before the deed will be mailed to the purchaser.**

11. All properties are sold under and by virtue of the Act of 1947, P.L. §1368, as amended, and known as the "Real Estate Tax Sale Law." All titles transferred by the Tax Claim Bureau are under and subject to the provisions of the Real Estate Tax Sale Law.

12. All properties sold are under and subject to the payment of recording fees, transfer taxes, and municipal or governmental claims not paid out of the sale price, and any other lien not divested by the sale.

13. As of December 28, 2020, municipalities may issue, and file with the county Recorder of Deeds office, condemnation orders on <u>properties</u>. The condemnation order acts as a lien on the property and shall not be affected by an upset sale, a judicial sale, or a repository sale of the property. See Act of Oct. 29, 2020 (P.L. 1043, No. 101) (the "Municipality Condemnation Order Act").

14. **NO SALE SHALL BE CANCELLED AND MONEY RETURNED TO THE PURCHASER. MAKE SURE WHAT YOU ARE BUYING BEFORE THE BIDDING. RESEARCH ALL PARCELS, PROPERTIES AND ADDRESSES PRIOR TO THE SALE.**

15. All banks upon which sale checks are drawn are called before deposit by the Tax Claim Bureau. Checks returned to the Tax Claim Bureau for insufficient funds or stop payments will be turned over to the District Attorney's Office for appropriate action.
    - <u>The Bureau maintains a list of those persons whose checks were not honored by their lending institution, and they will not be permitted to register at any future tax sale conducted by the Dauphin County Tax Claim Bureau.</u>

16. Any successful bidder who fails to provide certification of no delinquent real estate property taxes within Dauphin County as required by Act 133, P.L. 1368, No. 542, enacted Dec. 21, 1998, in conjunction with this sale <u>shall be prohibited</u> from registering for any future tax sales conducted by the Dauphin County Tax Claim Bureau.