

TAX ACQUIRED PROPERTY ORDINANCE

Section 1: The Waterboro Board of Selectmen shall have the authority to sell and dispose of any tax acquired property in the Town of Waterboro.

The Selectmen are further authorized to sell these properties for such payment and on such terms as they deem appropriate or may designate such properties as conservation land, as set forth hereinafter.

Section 2: Any sale shall be advertised in advance by posting notices in conspicuous places in Town and by publishing notices in a newspaper of general circulation in the community prior to such sale or sales. Sales may be by public auction, and if an auction does not produce a bid at least equal to the Town's predetermined reserve, by sealed bid. If the sale price is less than all outstanding back taxes, costs and interest, any remaining amount shall be abated.

Section 3: Any sale other than by public auction shall require a minimum bid, unless otherwise determined by the Board of Selectmen. The minimum bid must include all back taxes, costs and interest, as well as taxes for the property for the then current year, which may be by estimate, if needed. Any amount received above said minimum will be retained by the Town. If the sale price is less than all outstanding back taxes, costs and interest, any remaining amount shall be abated.

Section 4: The Treasurer of the Town shall furnish a list of tax acquired properties to the Selectmen by June 30 of each year, as well as publish a list of the same in the Town Report.

Section 5: The Treasurer, when so authorized by the Board of Selectmen, may waive the foreclosure of a tax lien mortgage by recording a waiver of foreclosure in the York County Registry of Deeds before the right of redemption has expired.

Section 6: All sales shall be by quit claim deed signed by a majority of the Selectmen with the understanding that the purchaser is responsible for clearing title, if required, and establishing boundary lines.

Section 7: The Selectmen, in their discretion, may execute and deliver quit claim deeds for tax acquired residential property to the prior owner or owners or their successors in interest if the amount of delinquent taxes together with

the costs and interest are fully paid within one year from the date of maturity.

Section 8: The Selectmen in their discretion may execute and deliver quit claim deeds to and for the benefit of persons claiming present title, to clear the public records of old or matured tax liens which had been paid but for which a discharge was not recorded.

Section 9: Undeveloped tax acquired property shall be reviewed by joint conference of the Selectmen, Planning Board and such other committees as the Selectmen may deem appropriate. The Selectmen, following a favorable review and recommendation, may decide to keep such land for the use by the Town.

Section 10: Tax acquired mobile or modular homes may be disposed of in any manner the Board of Selectmen, by majority vote, deem appropriate. Any mobile or modular home which is offered for sale but not sold may be thereafter disposed of by the Board of Selectmen in any manner they, by majority vote, deem appropriate.

This Ordinance shall be effective when passed by the legislative body of the Town of Waterboro. Enacted at Annual Town Meeting March 12, 1983. (Updated at Annual Town Meeting, March 14, 1998.) (Updated at Annual Town Meeting March 13, 1999.) (Updated at Special Town Meeting, June 22, 1999.) (Updated at the January 27, 2004 Board of Selectmen's Meeting.) (Amended at the December 16, 2008 Board of Selectmen's Meeting.) (Amended at the February 24, 2015 Board of Selectmen's Meeting.)