

Change to FL Tax Deed Surplus

A 120-day time limit has been placed on submitting creditor claims for Tax Deed Surplus.

The revised statute has put a limit on the amount of time a lienholder has to make a claim on any tax deed surplus to 120 days after the Notice of Surplus Funds from Tax Deed Sale is sent to the appropriate lienholders.

While the amended statute became effective July 1, 2018, the new provisions in the amended tax deed statutes, including the 120-day claim deadline, only apply to tax deed applications filed with the tax collector on or after October 1, 2018.

We can accept any file with liens with a certificate of tax deed application on or after **October 1, 2018.**

You can see the application date on the Certificate of Tax Deed Application document shown below.

513
R. 07/16

CERTIFICATION OF TAX DEED APPLICATION
Sections 197.502 and 197.542, Florida Statutes

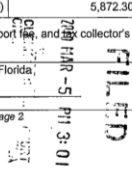
Part 1: Tax Deed Application Information					
Applicant	BUFFALO BILL, LLC BUFFALO BILL, LLC			Application date	Feb 19, 2019
Property description	LIMA GRETTEL 2320 SW 21ST ST CAPE CORAL, FL 33991			Certificate #	2016 / 8149
	HBH 001 0007 0025 HRBR HTS SEC 1 BLK7 LTS 25 & 26 176-303 DC973-1606(KE) 973/1609 PR05-373-EH 2659/7 (Full legal attached.)			Date certificate issued	06/01/2016
				Deed application number	190009
				Account number	402315305013
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application					
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2016/8149	05/31/2016	756.08	215.48	971.56	
# 2017/7857	09/01/2017	619.75	159.97	779.72	
# 2015/7567	05/29/2015	402.26	193.08	595.34	
→Part 2: Total*				2,346.82	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2018/7676	05/31/2018	682.16	6.25	51.16	739.57
# 2014/7899	05/30/2014	312.94	6.25	267.56	586.75
# 2013/8353	05/31/2013	312.28	6.25	323.21	641.74
# 2012/8751	05/31/2012	322.93	6.25	392.36	721.54
Part 3: Total*				2,689.60	

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	5,036.22
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	544.08
4. Ownership and encumbrance report fee	100.00
5. Tax deed application fee	192.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	5,872.30

I certify the above information is true and the tax certificates, interest, ownership and encumbrance report fee, and tax collector's fees have been paid, and that the ownership and encumbrance statement is attached.

Sign here: Vickie L Potts, by *Kim Leubly* Date 3/4/19
Signature, Tax Collector Charlotte County, Florida

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2



What this new rule means is, you can now submit surplus files to us, even if there is debt in the way!

Rules:

1. We still need you to do full title search, check mortgages, liens or judgments. If the court supplies a Title Report or O&E report, you can use that. We need to know all debt and amounts with interest. Since the creditor deadline is 120 days (4 months) out, we are taking a risk by using an upfront buyout. We need to know what type of risk we are taking when making offers.
2. We will not accept files where there are IRS, government, municipal or code enforcement liens that will not leave minimum \$15,000 in surplus. This means the lien plus interest, if it is a code enforcement lien, you must factor the daily penalty.
3. Please use most recent updated chain of title worksheets.
4. All other previous file rules apply.

Please view the FL Remote Referrals page for updates.