

PUBLIC POLICY

PRIVATE TAX SALE POLICY

Tax delinquent properties may be offered for sale at an Upset Sale. If the properties are not purchased at the Upset Sale they are eligible to be sold at a Private Tax Sale or at a Judicial Sale. These sales are conducted strictly in accordance with Pennsylvania Law.

The Tax Claim Bureau has specific guidelines that it follows in selling a property by Private Sale. Once a bid is submitted, the Deputy Director for Tax Claim determines whether it is a sufficient bid under specific guidelines established by the County. If the Deputy Director for Tax Claim determines that the bid is sufficient under County guidelines, a notice of proposed bid is submitted to the Chief of Staff and the Solicitor. The notice of proposed bid shall state how the proposed bid meets County guidelines. If the proposed bid does not meet the County guidelines, or is otherwise not acceptable to the Chief of Staff or the Solicitor, the proposed bid will be submitted to a review committee. If the proposed bid is acceptable and otherwise meets County guidelines, the bid shall be accepted by the Deputy Director for Tax Claim. Notice of acceptance of the bid shall be made to the public and to taxing authorities under Pennsylvania law. Notice shall also be posted on the County's website.

If any objections to the sale are filed, the bid shall be reviewed by the Court of Common Pleas of Lackawanna County in accordance with Pennsylvania Law.

THE COMMISSIONERS OF LACKAWANNA COUNTY WILL NOT PARTICIPATE IN THE PROCESS OF ACCEPTING BIDS, DECLINING BIDS, OR LISTING PROPERTIES FOR SALE OR REMOVING PROPERTIES FROM THE SALE.