

TOWN OF WALDOBORO  
TAX ACQUIRED PROPERTY DISPOSTION POLICY

The purpose of this policy is to provide guidance concerning the disposition of all real property that is tax acquired by the Town of Waldoboro (Town) pursuant to Title 36, MRSA §943.

1. The Town shall not accept payment(s) for taxes for any tax acquired property except:
  - 1.1. a total payment made in accordance with 3.5. below, or
  - 1.2. payment(s) made in accordance with a written agreement to repurchase the property between the former owner(s) and the Town as approved by the Selectboard.
2. Within thirty (30) days of any property being tax acquired the Selectboard shall determine if the property best serves the interest of the Town of Waldoboro by not being sold by public bid.
3. Within ten (10) days of a determination made by the Selectboard in 2. above the Selectboard, or its designee, shall send a letter by certified mail, return receipt requested, to the immediate former owner(s) at their last known address indicating:
  - 3.1. that the property has been tax acquired and that the Town now owns the property
  - 3.2. the date that the property was tax acquired
  - 3.3. that it is the intent of the Selectboard to offer the property for sale by public bid.
  - 3.4. the anticipated date that the property will be offered for sale by public bid.
  - 3.5. that the Selectboard will sell the property back to the immediate former owner (s) of record if an amount equal to the sum of, (1) taxes, costs and interest pertaining to the original foreclosed lien plus, (2) taxes, costs and interest pertaining to any subsequent liens plus, (3) any current year taxes, as estimated by the tax collector, is paid to the Town by bank check prior to the Selectboard accepting and approving a sale by public bid to a third party.
  - 3.6. The date by which the total amount of funds described in 3.5 above must be paid to the Town in order to prevent the property being advertised for sale by bid.
4. Within ten (10) days of the date indicated in 3.5. above the Town shall initiate the process to solicit bids for the sale of the property by:
  - 4.1. placing an advertisement in two (2) consecutive issues of the Lincoln County News, and
  - 4.2. sending a copy of the advertisement to the last known address of the immediate former owner(s) by certified mail, return receipt requested.
  - 4.3. sending a copy of the advertisement to all abutters of the property (if item includes land).

- 4.4. The advertisement shall indicate:
  - 4.4.1. the time, date and place where the bids are to be submitted
  - 4.4.2. that the bids must be sealed and that they will be publically opened and read at the time and place noted in 4.4.1 above.
- 5. The Selectboard reserves the right to reject any and / or all bids.
- 6. If two or more bids are of an equal amount the first submitted shall be deemed as the highest
- 7. Tax acquired property conveyed by the Town shall be by quitclaim or release deed.
- 8. This policy is non-contractual in nature and the Selectboard may waive any and all provisions at its sole discretion and failure to adhere to any aspect of the policy shall not cause any action taken by the Selectboard to be invalid.

Adopted by the Selectboard, November 12, 2013.

Board of Selectmen:  
Town of Waldoboro, Maine

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Craig E. Cooley, Chairman

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Ronald L. Miller, Vice-chair

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James Bodman

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Theodore M. Wooster

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Carl W. Cunningham