Tax Sale 2025 Policies & Procedures – Oconee County

Bidder Registration
Anyone interested in bidding must **register prior to the sale**.
Only registered bidders will be recognized and allowed to place bids at the Tax Sale.

Tax Sale Procedures

- Properties will be auctioned **alphabetically by owner's last name (also in order by Item number)**.
- Bidding will begin at the total amount due, which includes:
  - Delinquent taxes
  - Assessments
  - Penalties
  - Costs
  - Current year taxes

⚠ **Check-Out & Payment Instructions**

1. **Get a Meares receipt** (located at the front of the stage on the auditorium floor).
2. **Present the receipt to the County Clerk** (located at the back of the auditorium) to receive your total due.
3. **Make payment in full by 4:00 p.m. the same day.**
   - **CERTIFIED FUNDS strongly encouraged or cash**
   - Payments collected at **the main entrance** of the Walhalla Performing Arts Center.

⚠ **IMPORTANT:** A defaulting bidder is liable for **$500 per property**.
⚠ **ALL BIDS ARE FINAL.**

Owners with Multiple Properties
If a taxpayer or grantee of record has **multiple properties listed**, once sufficient funds are collected to satisfy all delinquent taxes, assessments, penalties, and costs, **no additional properties** will be sold.
⚠ **Only the specific property bid on will be considered sold.**
Bidders do **not acquire any rights** to the other properties under the same owner.
This protects taxpayers from losing multiple properties at once or incurring excessive redemption penalties.

Forfeited Land
If no bids are received, the **opening bid** will be placed **on behalf of the Forfeited Land Commission (FLC)**.
If no other bids are placed, the FLC will become the winning bidder.
A list of these properties will be submitted to the FLC **within 15 days** of the sale.
For information, visit:
https://oconeesc.com/auditor-home/forfeited-land
or call: **864-638-4158**

Redemption Period
Property owners have **1 year** to redeem their property after the sale by paying **taxes plus interest**. Interest accrues as follows:

- **Months 1–3:** 3%
- **Months 4–6:** 6%
- **Months 7–9:** 9%
- **Months 10–12:** 12%

◈ The total interest charged **cannot exceed** the amount of the bid placed on behalf of the Forfeited Land Commission.

⚠ **THE BIDDER DOES NOT IMMEDIATELY ACQUIRE OWNERSHIP.**
The property remains in the possession of the delinquent taxpayer during the redemption period.
Do not enter, inspect, or alter the property until the redemption period ends and a deed has been issued.

Voided Sale
If a legal defect is found in the sale process **before the deed is issued**, the sale may be **voided**.
The bidder will be refunded:

- The full amount of the bid, **plus**
- The **actual interest earned** (as reported by the County Treasurer)

Interest on a voided sale is **not paid** at the same rate as a redemption.

Conveyance of Property
If the property is **not redeemed**, a **tax title deed** will be issued to the successful bidder **as soon as possible**.

- Parcels sold at the tax sale are **real property**.
- Buyers should be prepared to accept full responsibility for the property, including:
  - Ownership obligations
  - Maintenance
  - Any upcoming **property taxes due before the deed is issued**
    (Do not pay these taxes early – wait until the deed is issued)

⚠ **PROPERTY IS SOLD "AS IS" AND WITHOUT WARRANTY.**
The County does **not guarantee** the quality, condition, or quantity of any property.

Important Legal Notice to Bidders

- The purchaser of tax sale property **assumes all risk**.
- The County makes **no guarantee** regarding title, liens, or encumbrances.
- The County **does not provide title searches** or legal opinions.
- **Each bidder is responsible for their own research** and understanding of the property and applicable laws.

It is **strongly recommended** that all bidders consult an **attorney or real estate professional** if they have legal questions regarding the tax sale process, including potential:

- Mortgages
- Liens
- Judgments
- Title issues
- Tax deeds
