

Frequently asked questions

Can I have rental units on the property?

The city may require certain actions when acquiring, maintaining, or commercializing property. If you have any questions on what those actions or requirements are, please work with the city in which the property you purchased is located. For improvements to property purchased, please work with the city to determine necessary actions, if applicable, for such improvements. The city is the appropriate contact for any and all questions related to building, occupancy codes, property usage, or zoning questions.

What happens to the property if it is not sold at the auction? Can I purchase it?

The property that is unsold at the auction, meaning there are no bids or winning bidders, may be placed up for auction again in the future, made available for over-the-counter purchase, or managed and disposed of as otherwise allowed under MN Chapter 282.

How much is the starting bid?

The starting bid for the initial EMV sale is equal to the most recent Estimate Market Value as determined by the Ramsey County Assessor's Office. If a property does not sell during the EMV sale, the price will be set to the Minimum Bid Price, as defined by Minnesota Statutes, section 282.005, subdivision 2. If you have questions on how property is appraised, please visit the Assessor's Office website at <https://www.ramseycounty.us/residents/property/taxes/property-value-assessment>.

How do I register for an upcoming auction?

You may register online by visiting the Minnesota Department of Administration website at: <https://mnbid.mn.gov/registration>. Please note, all bidders will need valid identification to register.

I won an auction and now I need to pay for the property. When and how do I pay?

1. Buyer wins high bid on an auction property.
2. MNBID Surplus Services sends Buyer an Award Letter serving to notice the Buyer they have won.
3. PAYMENT 1. Within fourteen (14) business days from the date of the bid award, buyer shall submit payment to "Surplus Services" by either mailing or physically dropping off Cashier's Check or Money Order made payable to "Surplus Services" at 5420 Old Highway 8, Arden Hills, MN 55112. Please contact mnsurplus.auction@state.mn.us or

651-639-4022 for assistance in completing this first payment. THE AMOUNT OF THIS PAYMENT IS THE WINNING BID AMOUNT AS LISTED ON THE AWARD LETTER

4. MNBID Surplus Services remits payment and contact information of winning bidders to Ramsey County Productive Properties staff.
5. Ramsey County staff will contact Buyer to schedule a closing with Ramsey County and provide Buyer with a cost sheet breaking down the additional costs to close. PAYMENT 2. At this closing, Buyer will fill out a simple Closing Information Form and provide certified funds made out to "Ramsey County" to pay for the additional statutory fees required upon the purchase of tax-forfeited property. At the closing with Ramsey County, Buyer must provide funds for the following: 3% Assurance Fee; State Deed Recording Fee; Deed Preparation Fee; and Deed Tax. An example of expected costs can be found on the next page of these terms.
6. Once Ramsey County has received the Closing Information Form and Funds to Close, staff will send in deed application to the Minnesota Department of Revenue. The state deed is generally returned to the county within 2-6 weeks and will be sent for recording. Once the deed has been recorded, Ramsey County staff will mail out the deed to the buyer.

Are we allowed to make improvements on the properties purchased and then apply for rental permits to lease out to potential tenants?

You may request information on the process and requirements of making improvements to the property by contacting the city in which the property is located.

Is there a waiting period for the redemption of the property by the previous owner?

There is not a waiting period once the property has been listed for sale at auction.

Are there mortgages or tax liens on these properties?

The majority of all liens and mortgages with the exception of federal and state tax liens are canceled at the time of forfeiture. It is the responsibility of the purchaser to verify any liens on the property.

What are special assessments and does the property I purchased have any?

A special assessment is a charge assessed to a property by a local government. This charge is assessed as a way to help the local government pay for an improvement that benefits the property. The property may have special assessments that were already assessed as well as those not yet assessed. Local improvements not yet assessed, and any special assessments levied after forfeiture will not be included in the sale price during the EMV sale but are included in the calculation for the Minimum Bid Sale amount. In addition, any remaining balance of canceled special assessments that existed before the tax forfeiture **may be reassessed** by the municipality. It is the responsibility of the prospective purchaser to contact the city where the property is located to determine any special assessments that may have been canceled and subject to reassessment. If there are any special assessments that are outstanding and owed, you may contact the city for the terms of that assessment.¹

Can a nonprofit organization bid on these properties?

Non-profit organizations can bid on properties for auction. If there are any inquiries about permitted uses of the property, potential uses of the property, or zoning and development questions please contact the city in which the property is located.

Can I do a payment plan?

A payment plan is not permitted when purchasing property through the auction or over the counter process. The winning bidder must remit payment in full within ten days the property is awarded.

¹Please inquire about any special assessments for property located in the City of Saint Paul at 651-266-8858 or email them at ofs-assessments@ci.stpaul.mn.us.