

BOARD OF SUPERVISORS

ORDINANCE NO. 3.635

Subject: An Ordinance Electing to Allow Under Section 75.35(3) Wis. Stats. for Post-Redemption Date Repurchase Of Tax-Deeded Properties By a Former Owner	
Original <input checked="" type="checkbox"/>	Corrected <input type="checkbox"/>
12/9/19	2nd Correction <input type="checkbox"/> Resubmitted <input type="checkbox"/>
Date Submitted	Dated Resubmitted
Submitted By: Finance & Administration Committee	
Fiscal Note Attached <input type="checkbox"/>	Legal Note Attached <input type="checkbox"/>
Prepared By: John Moyer Sr. Assistant Corporation Counsel	Signature:

The Kenosha County Board of Supervisors does hereby ordain that Chapter 3 of the Municipal Code of Kenosha County be, and hereby is, amended by creation of ordinance 3.63 to read as follows:

3.63 TAX DEED LANDS

- (1) Purchase Preference to Former Owner to Repurchase.
 - (a) Subsequent to a tax deed being recorded to Kenosha County upon application of the County Clerk, the Kenosha County Board may, at its option, and by authority of this ordinance enacted pursuant to the authority granted in sec. 75.35(3) Wis. Stats, give preference to the former owner or his or her heirs who lost title through delinquent tax collection enforcement.
 - (b) This option may be exercised by a former owner immediately precedent to the tax deed taking or his or her heirs by written request of the same received by the Kenosha County Clerk within thirty (30) days of the date on which the deed is recorded to the County.
 - (c) Such exercise by the former owner or heirs shall require that, once rescission of the tax deed is offered by the Kenosha County Board, the requesting party shall tender to Kenosha County or to its proper officers all taxes, interest, special assessments and special charges and penalties levied, due and owing against such lands plus the actual costs as determined by the County Clerk, inclusive of publication fees, recording fees, work time to execute the tax deed process, postal expense, service fees and costs, title search fees and all other costs to bring the parcel current as of the date of the County Board decision to rescind. This time period includes the time between the recording of the deed to the County and the date of rescission by the County Board. This payment in full must be made within 10 County business days of the County Board decision to offer this remedy.
 - (d) This ordinance, when followed, removes the need to proceed under sec. 75.69 to public auction after appraisal and sale.
 - (e) This section shall not apply to tax deeded lands which have been improved for or dedicated to a public use by a municipality subsequent to its acquisition, nor shall it apply to a parcel taken in rem by prior agreement with a municipality for transfer thereto.
 - (f) This section applies only to homestead property.
 - (g) No former owner shall be eligible under this ordinance if they had any mortgages, tax liens, judgments or other encumbrances against the property at the time of the tax deed taking unless

satisfactory proof in writing is provided of satisfaction or reinstatement of all such encumbrances during the thirty (30) day period.

- (h) An individual or his or her heirs may exercise this option once only. Any subsequent action under this section by said individual or his heirs shall be denied summarily.

FINANCE/ADMINISTRATION COMMITTEE

	<u>Aye</u>	<u>No</u>	<u>Abstain</u>	<u>Excused</u>
_____ Terry Rose, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Ron Frederick, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ John O'Day	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Jeffrey Gentz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Jeff Wamboldt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Edward Kubicki	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ John Poole	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>