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Subject: State deed issuance for tax-forfeited land sales

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Overview

H.F. 3501 amends a provision related to the issuance of state deeds after the sale of tax-forfeited land. Under current law, the county auditor must apply to the commissioner of revenue for a state deed after the sale is complete, and must certify that all money related to the sale of the property has been collected. H.F. 3501 allows the county auditor to request a deed prior to sale as well, provided that a closing agent, title insurer, or title insurance agent confirms that the money for the purchase is currently held in escrow.

Section

1 Duties of the commissioner after sale. Requires the commissioner of revenue to issue a deed for land sold at a tax-forfeiture sale:

- (1) upon approval from the county auditor that the money from the sale has been collected; or
- (2) when the county auditor's approval is given based on written confirmation from a closing agent, title insurer, or title insurance agent that the purchase money for the deed is currently held in escrow.

This section also clarifies that the conveyance is not effective until recorded. The county would be required to hold the conveyance until requested by a closing agent, title insurer, or title insurance agent. If no request has been made in 30 days, or a closing has not occurred within ten days from requesting the conveyance, the county must return the deed to the commissioner of revenue, who must destroy it. Once recorded, the closing agent, title

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insurer, or title insurance agent must provide a certified copy of the recorded deed to the county auditor and grantee.