



June 20, 2024

Dear Teller County Tax Lien Investor,

On May 13th, Governor Polis signed [House Bill 24-1056](#) into law. This act is the legislature's response to the unanimous Supreme Court decision in *Tyler v. Hennepin County* making our Treasurer's Deed process unconstitutional. While it's important to note that the legislation did not change the tax lien process and the interest earned if/when redeemed, the changes to the deed process are substantial.

Now the process to obtain a Treasurer's Deed will become very similar to the process we use in foreclosures. As a tax lien holder, you will decide when you want the property you hold a lien for goes to sale; anytime between 3 and 15 years after the lien was purchased. Essentially the process will look like this:

- Tax lien Certificate is purchased at tax lien sale, just like in the past
 - This years sale is scheduled for November 1st through 4th
- Property owner retains the right to redeem up until the property sale.
- Lien holder retains the right to endorse future taxes for up to 15 years.
- Between 3 and 15 years after the lien is purchased, the lien holder can request that the property is sold at auction.
 - Our office will require a deposit of \$1000.00 to cover expenses to bring the property to sale.
 - Every county sets their own deposit amount. These will vary widely throughout the state. Ultimately all of our expenses must be paid prior to a sale proceeding, a deed being issued, or funds being disbursed from a sale.
 - Initial bid for the sale will be the amount to redeem the certificate plus the fees and expenses of our office.
- There will be an auction for the property
 - If there is no bid at auction, the Treasurer's Deed will be issued to the lien holder who requested the sale.
 - If there is a bid at auction:
 - The lien holder can choose to redeem the property and receive the Treasurer's Deed to the property, or
 - The lien holder will be paid the amount to redeem the lien plus the fees and expenses of our office.
 - Any overbid funds from the auction will go to the property owner, thus making our process Constitutional.

I know that this is different and tricky. Please feel free to reach out to me if you have any questions.

Krystal Brown