



## Cecil County, Maryland

OFFICE OF FINANCE  
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### **CECIL COUNTY FINANCE OFFICE FREQUENTLY ASKED QUESTIONS FROM TAX SALE BIDDERS**

- Q. What are the date, time and location of your tax sale? How often is it held?  
A. Tax sale is held annually at 200 Chesapeake Blvd., The Elk Room, Elkton, MD on the first Monday in June at 10 AM (Eastern Daylight Savings Time).
- Q. How is it advertised?  
A. It is advertised in a local paper of general circulation for 4 weeks prior to the sale. This year, the sale will be advertised in the Cecil Whig.
- Q. When and how do I register for the sale?  
A. Registration is at 200 Chesapeake Blvd., Suite 1100, Elkton, MD on the day of the sale. We begin registering people at 8:00 AM. You must provide identification and sign a document agreeing to the terms of our sale.
- Q. What are the payment requirements? Do you require a deposit?  
A. Cash or personal check. No deposit is required. The amount of taxes, interest and other associated fees are due the day of the sale plus any applicable bid premium. See below for Bid Premium information. The balance of bid will be required upon foreclosure.
- Q. What is the bidding process?  
A. An auctioneer conducts live bidding. Cecil County will use the bid premium method as per section 14-817(b)(2)(i) of the Tax Property Article of the Annotated Code of Maryland.
- Q. What is "Bid Premium"?  
A. The bid premium system was designed to curb the excessive and chaotic bidding that has occurred in several jurisdictions throughout the state. If the successful bid exceeds 40% of the full cash value of a property, the bidder will be required to pay a 20% premium on the amount by which the bid exceeds that 40%. For example if the full cash value is \$150,000 and the high bid is \$70,000, the buyer would pay a premium of \$2,000 calculated as follows: 40% of \$150,000 (full cash value) = \$60,000. \$70,000 (bid) minus \$60,000 (40% FCV) = \$10,000. 20% of \$10,000 = \$2,000. The bid premium will be returned without interest to the buyer if the tax sale certificate is redeemed or if foreclosure is executed within 2 years of tax sale. If the property is neither redeemed nor foreclosed, the County retains the bid premium.
- Q. What type of document is issued after the sale?  
A. Immediately after the sale, you will be issued a cash receipt showing the amount paid. In a few weeks, you will receive a Certificate of Sale for Unpaid Property Taxes.
- Q. What is the foreclosure process? Will the County handle the foreclosure process for a fee?  
A. The successful bidder may begin foreclosure proceedings six months from the date of tax sale if the owner has not redeemed the property. Upon foreclosure, the balance of bid is due to the County. The County will not handle foreclosure proceedings and it is suggested you contact your attorney for additional information.

- Q. What happens to liens that are not sold at tax sale? Can they be purchased directly from the County?
- A. If a property is not sold at tax sale, it may be purchased over the counter. However, in recent years all liens have been sold at tax sale and we expect this trend to continue.
- Q. Do you allow investors to invest in tax lien certificates without attending the auction? Can a representative bid on my behalf?
- A. We only accept bids made in person the day of the sale. You may send a representative.
- Q. Please send me a list of current liens available. I would like to be on your mailing list.
- A. No liens are currently available. We do not maintain a mailing list.

For more information: E-mail [sdondero@ccgov.org](mailto:sdondero@ccgov.org)

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