

Annual Property Tax Sale Auction FAQs

Each year on July 1st, the Treasurer-Tax Collector has the “power to sell” properties that have been in default (delinquent) on the property taxes for five or more years and have not been redeemed (paid in full) or enrolled in a Five-Year Payment Plan. Tax-defaulted property is scheduled for sale at a public internet auction to the highest bidder at the time fixed for the sale. Typically, the Annual Property Tax Sale Auction is held in November [online](#). You may obtain the list of properties to be offered at the next tax sale online on our website.

1. **Q – Can I obtain a property at the public auction tax sale by paying the delinquent taxes prior to the tax sale date?**

A – No. Legal title to a tax-defaulted property subject to the Tax Collector’s power to sell can be acquired only through the Treasurer-Tax Collector by being the successful bidder at the tax sale, and by paying the full purchase amount, including the Documentary Transfer Tax. For more information, please call 530-265-1285.

2. **Q – How do I find or “see” a property I would like to bid on at the tax sale?**

A – Vacant (unimproved) land has no address and therefore its approximate geographic location may be determined using County Assessor plat maps. Exact boundary lines of a property may be determined by a survey of the property. The County does not have possession or control of the property and cannot grant access. “Improved” properties may bear a street address. For more information, please call 530-265-1285.

3. **Q – How can I determine what use I can make of a tax sale property before I purchase it?**

A – You may consult the Zoning Department of any city within which a property lines regarding use of the parcel. For property in unincorporated areas of the County, you may refer to the Zoning Section of the Nevada County Department of Planning. The County Recorder’s Office should be consulted for any recorded easements on a property. In addition, there may be other agencies to consult with based on the current, future, potential, or intended use of the property. For more information, please call 530-265-1285.

4. **Q – How soon can I take possession of the property after my purchase at the tax sale?**

A – The successful bidder may take possession of a property after making payment in full and after the Tax Deed to Purchaser has been recorded. Tax Deeds are generally recorded within four weeks of the sale or upon completion (payment in full). For more information, please call 530-265-1285.

5. **Q – How is the minimum bid on a tax sale property determined?**

A – State law requires that the minimum bid on a tax-defaulted parcel offered at a public auction for the first time be no less than the total amount necessary to pay the back taxes on the parcel (redeem the parcel), plus costs of sale. The minimum bid on a parcel previously offered at sale can be set at the Tax Collector’s discretion. For more information, please call 530-265-1285.

6. **Q – What is the deadline to pay back taxes to prevent a tax defaulted property from being offered at auction?**

A – The deadline is 5 p.m. on the last business day prior to the scheduled Property Tax Sale Auction. For more information, please call 530-265-1285.

For more information, please [email](#) the Nevada County Treasurer-Tax Collector or call us at 530-265-1285.