

NEVADA STATE JOURNAL

PROOF OF PUBLICATION

STATE OF NEVADA }
COUNTY OF WASHOE } ss.

GERRY MURAN

being first duly sworn, deposes and says: That she is the legal clerk of THE NEVADA STATE JOURNAL, a daily newspaper published at Reno, in Washoe County, in the State of Nevada.

That the notice OF ORDINANCE

.....
of which a copy is hereto attached, was first published in said newspaper in its issue dated the .13... day of ... Feb., 1974... and Feb. 20, the full period of . 2 ... days, the last publication thereof being in the issue dated the 20th... day of Feb., 1974...


Signed ... *Gerry Muran*

Subscribed and sworn to before me this

.. 20th ... day of ... Feb., 1974..

Hugh E. Robinson
Notary Public.

NOTICE OF COUNTY ORDINANCE
Notice is hereby given that Bill No. 370, Ordinance No. 224, entitled "An Ordinance establishing a procedure for the conduct of sales of tax-delinquent real property held in trust by the Washoe County Treasurer; making legislative declarations; establishing a time schedule for sales; imposing duties upon the County Treasurer, the County Engineer and other County officers; fixing minimum base bids; limiting bidding increments; providing for methods of payment for purchased property; authorizing compensation for the County Treasurer and the disposition thereof; and providing other matters properly relating thereto," was adopted on February 5, 1974 with Commissioners Rusk, Nelson, Pagni, and Scott all voting aye, with Commissioner Grow being absent.
Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.
H. K. BROWN, County Clerk
Feb. 13-20
33400-224

**HUGH E. ROBINSON**
Notary Public — State of Nevada
Washoe County
My Commission Expires Dec. 1, 1976

SUMMARY--Establishes procedure for the sale of tax-delinquent properties held by County Treasurer.

Bill No. 370

Ordinance No. 224

AN ORDINANCE ESTABLISHING A PROCEDURE FOR THE CONDUCT OF SALES OF TAX-DELINQUENT REAL PROPERTY HELD IN TRUST BY THE WASHOE COUNTY TREASURER; MAKING LEGISLATIVE DECLARATIONS; ESTABLISHING A TIME SCHEDULE FOR SALES; IMPOSING DUTIES UPON THE COUNTY TREASURER, THE COUNTY ENGINEER AND OTHER COUNTY OFFICERS; FIXING MINIMUM BASE BIDS; LIMITING BIDDING INCREMENTS; PROVIDING FOR METHODS OF PAYMENT FOR PURCHASED PROPERTY; AUTHORIZING COMPENSATION FOR THE COUNTY TREASURER AND THE DISPOSITION THEREOF; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

Section 1. The Board of County Commissioners of Washoe County finds and declares that:

- A 1. The prompt, efficient and orderly sales of property held in trust by the Washoe County Treasurer because of delinquent taxes materially assists the financial condition of the various taxing units in Washoe County which share in the distribution of ad valorem taxes.
- B 2. The enactment of this ordinance is ancillary and necessary to the proper exercise of power and jurisdiction of the Board of County Commissioners of Washoe County as specified in NRS 361.595, 361.603 and 361.610, and other pertinent statutes.

Sec. 2. Unless otherwise ordered by the Board of County Commissioners, the following schedule shall be substantially adhered to with respect to the sales of property held in trust by the County Treasurer:

- A 1. Fourth Monday in April. The tax receiver shall execute and deliver to the County Treasurer a deed of the property described in certificates of trust as provided for in NRS 361.570 for the use and benefit of the state and county.
- B 2. May 15. Management Information Services shall deliver an inventory of such tax-delinquent parcels to the County Engineer.
- C 3. June 15. The County Engineer shall forward one set of the County Assessor's booklets with tax-delinquent parcels identified to local governments as defined in NRS 361.603 (including the Regional Planning Commission of Reno, Sparks and Washoe County and the University of Nevada System) for review and comments by officers and agents of such local governments, the Planning Commission and the University System.
- D 4. July 15. Local governments, the Regional Planning Commission and the University of Nevada System shall return their comments to the County Engineer. If a local government or the University of Nevada System wishes to exercise the power specified in NRS 361.603, it shall file an application addressed to the Board of County Commissioners with the County Manager and transmit a copy thereof to the County Engineer. The County Engineer shall incorporate such comments and the fact that applications have been made in his parcel reports.

E 5. August 25. The County Engineer shall report to the Board of County Commissioners on all tax-delinquent properties held in trust with his recommendations.

F 6. September 25. The Board of County Commissioners shall:

(a) Approve tax-delinquent properties for sale to local governments, including the University of Nevada System and Washoe County; and

(b) Either approve remaining tax-delinquent properties for public sale; or

(c) Withhold certain of such remaining tax-delinquent properties from the scheduled sale. Such withheld properties shall be brought to the attention of the Board of County Commissioners yearly thereafter for further evaluation.

G October 15. The County Treasurer:

(a) Pursuant to subsection 3 of NRS 361.603, shall notify the last-known owners of all properties being sold to local governments and the University of Nevada System.

(b) Shall have received all descriptive information to be contained in brochures from the County Assessor and the County Engineer, together with instructions from the Board of County Commissioners concerning publication and distribution of such brochures.

H December 1. The County Treasurer shall have informational brochures available for public review. Such brochures shall be open to public inspection in the offices of the County Treasurer, the County Assessor and the County Engineer. Unless otherwise specifically ordered by the Board of County Commissioners, the County Treasurer shall publish both legal notices of the sale and display ads for a period of not less than 20 days prior to the day of sale in some newspaper published within the county. The display ads shall:

(a) Contain a short description of the property to be sold, described in such manner as to be readily identified by the reader; and

(b) State the minimum base bid acceptable to the county.

I January 15. With the completion of the 90-day notice required by NRS 361.603, conveyance by the County Treasurer of such tax-delinquent properties to local governments and the University of Nevada System may be made.

J February 1. The County Treasurer shall sell tax-delinquent property held in trust pursuant to the order of the Board of County Commissioners made on September 25, and annotate his records for such properties after the sales are completed.

K March 1. The County Treasurer shall report to the Board of County Commissioners, the County Assessor and the County Engineer the results of such sales and may make recommendations concerning subsequent sales.

Sec. 3. A. Unless otherwise ordered by the Board of County Commissioners, no bid less than the sum of the amount of delinquent taxes, costs of sale, penalties and interest, or an amount equal to the assessed value of the tax-delinquent property subject to sale, whichever is greater, shall be accepted by the County Treasurer. All sales shall be made subject to existing rights-of-way and easements of Washoe County or the State of Nevada.

B. If the required base bid is \$500 or less, bidding increments shall be \$10. If the required base bid is more than \$500, the bidding increment shall be \$25.

3. ^C If, during the bidding, one bidder offers another bidder a consideration to cease bidding, the bid and any subsequent bids of the bidder offering the consideration shall be disregarded by the County Treasurer and may not be accepted.

Sec. 4. ^A The County Treasurer shall not deliver a deed as provided in subsection 4 of NRS 361.595 to the successful bidder unless he has received the purchase price in cash, by cashier's check or by certified check.

^{2B} If the successful bidder informs the County Treasurer of his intention to pay the purchase price by cashier's check or certified check, he shall deposit with the County Treasurer the sum of \$50 cash at the time of the acceptance of his bid, and before 5:00 p.m. of the next working day deliver to the County Treasurer a cashier's check or certified check in the amount of his bid, less the \$50 cash deposit. If the successful bidder fails to deliver to the County Treasurer such certified or cashier's check within the specified time, his \$50 deposit is forfeited to Washoe County, and shall be deposited to the credit of the county's general fund.

^{C.3.} The County Treasurer shall not accept personal checks from any successful bidder.

Sec. 5. ^A If no bids are received on any parcel offered for sale the County Treasurer shall, after both legal notice and display ad, hold a final sale, at which time all such unsold parcels shall again be offered for sale. Prior to such sale, the County Treasurer shall inform adjoining property owners of the availability of such parcels, their base sale prices and of the time and place of the final sale.

^{2B} Bidding and payment procedures for such final sale shall be as specified in sections 3 and 4.

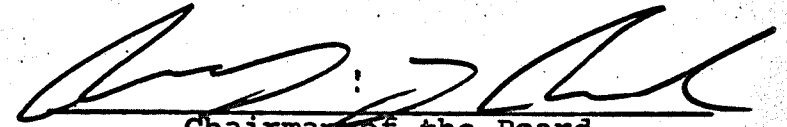
Sec. 6. As authorized by NRS 361.610, for his services under chapter 361 of NRS and this ordinance the County Treasurer shall be allowed upon the sale of any parcel of property held by him in trust compensation equal to 10 percent of the sale price of each parcel. All compensation so received by the County Treasurer shall be deposited by him to the credit of the county's general fund and he shall pay over the balance as provided in NRS 361.610.

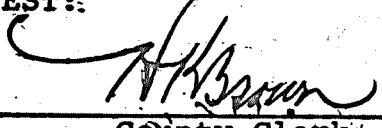
Sec. 7. If any provision of this ordinance or the application thereof to any person, thing or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

Sec. 8. This Ordinance shall be in full force and effect after its passage, approval and publication as prescribed by NRS 244.100.

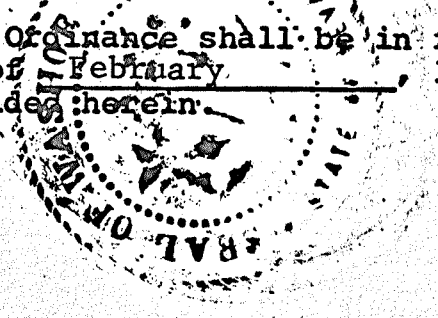
Proposed on the 25th day of January, 1974.
Proposed by Commissioners Rusk, Nelson, Pagni, Grow and Scott.
Passed on the 5th day of February, 1974.

Vote:
Ayes: Commissioners: Rusk, Nelson, Pagni and Scott.
Nays: Commissioners: None.
Absent: Commissioners: Grow.


Chairman of the Board

ATTEST:

County Clerk

This Ordinance shall be in force and effect from and after the 20th day of February, 1974, except as otherwise specifically provided herein.



ORDINANCE 224

Amended by Bill 617, Ordinance 446, Item 79-1858, effective 12-12-79

Amended by Bill 654, Ordinance 483, Item 80-2041, effective January 14, 1981.