

1 **SENATE FLOOR VERSION**

2 April 10, 2023

3 **AS AMENDED**

4 ENGROSSED HOUSE
5 BILL NO. 2742

6 By: Duel of the House

7 and

8 Stewart of the Senate

9 **[revenue and taxation - property - notice - sale
10 process - effective date]**

11 BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

12 SECTION 1. AMENDATORY 68 O.S. 2021, Section 3105, is
13 amended to read as follows:

14 Section 3105. A. The county treasurer shall in all cases,
15 except those provided for in subsection B of this section and except
16 for periods governed by the provisions of subsection C of Section
17 3148 of this title, where taxes are a lien upon real property and
18 have been unpaid for a period of three (3) years or more as of the
19 date such taxes first became due and payable, advertise and sell
20 such real estate for such taxes and all other delinquent taxes,
21 special assessments and costs at the tax resale provided for in
22 Section 3125 of this title, which shall be held on the second Monday
23 of June each year in each county. The county treasurer shall not be
24 bound before so doing to proceed to collect by sale all personal

1 taxes on personal property which are by law made a lien on realty,
2 but shall include such personal tax with that due on the realty, and
3 shall sell the realty for all of the taxes and special assessments.

4 B. In counties with a population in excess of one hundred
5 thousand (100,000) persons according to the most recent Federal
6 Decennial Census, the county treasurer shall not conduct a tax sale
7 of such real estate where taxes are a lien upon real property if the
8 following conditions are met:

9 1. The real property contains a single-family residential
10 dwelling;

11 2. The individual residing on the property is sixty-five (65)
12 years of age or older or has been classified as totally disabled, as
13 defined in subsection C of this section, and such individual owes
14 the taxes due on the real property;

15 3. The real property is not currently being used as rental
16 property;

17 4. The individual living on the property has an annual income
18 that does not exceed the HHS Poverty Guidelines as established each
19 year by the United States Department of Health and Human Services
20 that are published in the Federal Register and in effect at the time
21 that the proposed tax sale is to take place; and

22 5. The fair market value of the real property as reflected on
23 the tax rolls in the office of the county assessor does not exceed
24 One Hundred Twenty-five Thousand Dollars (\$125,000.00).

1 C. As used in this section, a person who is "totally disabled"
2 means a person who is unable to engage in any substantial gainful
3 activity by reason of a medically determined physical or mental
4 impairment which can be expected to last for a continuous period of
5 twelve (12) months or more. Proof of disability may be established
6 by certification by an agency of state government, an insurance
7 company, or as may be required by the county treasurer. Eligibility
8 to receive disability benefits pursuant to a total disability under
9 the Federal Social Security Act shall constitute proof of disability
10 for purposes of this section.

11 D. It shall be the duty of the individual owning property
12 subject to the provisions of subsection B of this section to make
13 application to the county treasurer for an exemption from a tax sale
14 prior to the property being sold. It shall also be the duty of the
15 individual to provide evidence to the county treasurer that the
16 individual meets the financial requirements outlined in paragraph 4
17 of subsection B of this section and all other requirements of this
18 section to qualify for the exemption. Any individual claiming the
19 exemption provided in this section shall establish eligibility for
20 the exemption each year the exemption is claimed.

21 E. Taxes, interest and penalties will continue to accrue while
22 the exemption is claimed. The exemption from sale of property
23 described in this section shall no longer be applicable and the
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1 county treasurer shall proceed with the sale of such real estate if
2 any of the conditions prescribed in this section are no longer met.

3 F. Every notice of tax resale shall contain language approved
4 by the Office of the State Auditor and Inspector informing the
5 taxpayer of the provisions of this section.

6 G. In any proceeding pursuant to the provisions of this
7 section, the county treasurer may request the county sheriff to
8 serve notice upon the owner of the property described in a notice of
9 sale and the sheriff shall undertake to personally serve any
10 individual property owner.

11 H. The publication of notice pursuant to the provisions of this
12 section, the mailing of the notice of sale to the last-known or best
13 known address of the property owner, and attempted service by the
14 county sheriff pursuant to subsection G of this section shall be
15 sufficient notice to the owner for purposes of this section.

16 I. If a sale conducted pursuant to the requirements of this
17 section is judicially declared to be void, any purchaser of the
18 property at sale shall have a right of action against the property
19 owner for recovery of the purchaser's costs, fees, and expenses
20 incurred in preparing for and bidding on the property at the sale.

21 SECTION 2. AMENDATORY 68 O.S. 2021, Section 3106, is
22 amended to read as follows:

23 Section 3106. A. Except for periods governed by the provisions
24 of subsection C of Section 3148 of this title, the county treasurer,

1 according to the law, shall give notice of delinquent taxes and
2 special assessments by publication once a week for two (2)
3 consecutive weeks at any time after April 1, but prior to the end of
4 September following the year the taxes were first due and payable,
5 in some newspaper in the county to be designated by the county
6 treasurer. Such notice shall contain a notification that all lands
7 on which the taxes are delinquent and remain due and unpaid will be
8 sold in accordance with Section 3105 of this title, a list of the
9 lands to be sold, the name or names of the last record owner or
10 owners as of the preceding December 31 or later as reflected by the
11 records in the office of the county assessor, which records shall be
12 updated based on real property conveyed after October 1 each year
13 and the amount of taxes due and delinquent. If the sale involves
14 property upon which is located a manufactured home the notice shall
15 contain the following language: "The sale hereby advertised
16 involves a manufactured home which may be subject to the right of a
17 secured party to repossess. A holder of a perfected security
18 interest in such manufactured home may be able to pay ad valorem
19 taxes based upon the value of the manufactured home apart from the
20 value of real property." In addition to said published notice, the
21 county treasurer shall give notice by mailing to the record owner of
22 said real property as of the preceding December 31 or later as
23 reflected by the records in the office of the county assessor, which
24 records shall be updated based on real property conveyed after

1 October 1 each year, a notice stating the amount of delinquent taxes
2 owed and informing the owner that the subject real property will be
3 sold as provided for in Section 3105 of this title if the delinquent
4 taxes are not paid and showing the legal description of the property
5 of the owner being sold. Failure to receive said notice shall not
6 invalidate said sale. The county treasurer shall charge and collect
7 in cash, cashier's check or money order, in addition to the taxes,
8 interest and penalty, the publication fees as provided by the
9 provisions of Section 121 of Title 28 of the Oklahoma Statutes, and
10 Five Dollars (\$5.00) plus postage for mailing the notice, which
11 shall be paid into the county treasury or whatever fund the
12 publication and mailing fee expenses came from, and the county shall
13 pay the cost of the publication of such notice. But in no case
14 shall the county be liable for more than the amount charged to the
15 delinquent lands for advertising and the cost of mailing.

16 B. If personal property taxes become delinquent on a
17 manufactured home which is located on property not owned by the
18 owner of the manufactured home and the county treasurer provides
19 notice pursuant to Sections 3102 and 3103 of this title, such notice
20 shall also be sent to the last-known address of the owner of the
21 real property on which the manufactured home is located.

22 C. In any proceeding pursuant to the provisions of this
23 section, the county treasurer may request the county sheriff to
24 serve notice upon the owner of the property described in a notice of

1 sale and the sheriff shall undertake to personally serve any
2 individual property owner.

3 D. The publication of notice pursuant to the provisions of this
4 section, the mailing of the notice of sale to the last-known or best
5 known address of the property owner, and attempted service by the
6 county sheriff pursuant to subsection C of this section shall be
7 sufficient notice to the owner for purposes of this section.

8 E. If a sale conducted pursuant to the requirements of this
9 section is judicially declared to be void, any purchaser of the
10 property at sale shall have a right of action against the property
11 owner for recovery of the purchaser's costs, fees, and expenses
12 incurred in preparing for and bidding on the property at the sale.

13 SECTION 3. This act shall become effective November 1, 2023.

14 COMMITTEE REPORT BY: COMMITTEE ON FINANCE
15 April 10, 2023 - DO PASS AS AMENDED
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