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Tax Sale Amendments
2025 GENERAL SESSION
STATE OF UTAH

Chief Sponsor: Christine F. Watkins

Senate Sponsor:

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3 **LONG TITLE**

4 **General Description:**

5 This bill addresses tax sales for properties in delinquency.

6 **Highlighted Provisions:**

7 This bill:

8 ▶ reduces the length of the redemption period after which the tax sale process for delinquent
9 properties is initiated; and

10 ▶ makes technical corrections.

11 **Money Appropriated in this Bill:**

12 None

13 **Other Special Clauses:**

14 None

15 **Utah Code Sections Affected:**

16 AMENDS:

17 **59-2-1343**, as last amended by Laws of Utah 2024, Chapter 263

18 **59-2-1346**, as last amended by Laws of Utah 2022, Chapter 261

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20 *Be it enacted by the Legislature of the state of Utah:*

21 Section 1. Section **59-2-1343** is amended to read:

22 **59-2-1343 . Tax sale listing.**

23 (1)(a) If any property is not redeemed by March 15 following the lapse of [~~four~~] two
24 years from the date when [-]any item in Subsection (1)(b) [-]became delinquent, the
25 county treasurer shall immediately file a listing with the county auditor of all
26 properties whose redemption period is expiring in the nearest forthcoming tax sale to
27 pay all outstanding property taxes and tax notice charges.

28 (b) Except as provided in Subsection (1)(c), a delinquency of any of the following
29 triggers the tax sale process described in Subsection (1)(a):

30 (i) property tax; or

- 31 (ii) a tax notice charge.
- 32 (c) A property tax or a tax notice charge that is deferred in accordance with Section
33 59-2-1802.1 is delinquent only if full payment of the property tax and any tax notice
34 charges is not made before the end of the five-year deferral period.
- 35 (2) The listing is known as the "tax sale listing."
36 Section 2. Section **59-2-1346** is amended to read:
37 **59-2-1346 . Redemption -- Time allowed.**
- 38 (1) Property may be redeemed on behalf of the record owner by any person at any time
39 before the tax sale which shall be held in May or June as provided in Section 59-2-1351
40 following the lapse of [~~four~~] two years from the date the property tax or tax notice
41 charges became delinquent.
- 42 (2) A person may redeem property by paying to the county treasurer all delinquent taxes,
43 tax notice charges, interest, penalties, and administrative costs that have accrued on the
44 property.
- 45 (3)(a) Subject to Subsection (3)(d), a person may redeem a subdivided lot by paying the
46 county treasurer the subdivided lot's proportional share of the delinquent taxes, tax
47 notice charges, interest, penalties, and administrative costs accrued on the base
48 parcel, calculated in accordance with Subsection (3)(b).
- 49 (b) The county treasurer shall calculate the amount described in Subsection (3)(a) by
50 comparing:
- 51 (i) the amount of the value of the base parcel as described in Subsection (3)(b)(ii) that
52 is attributable to the property that comprises the subdivided lot as the property
53 existed on January 1 of the year in which the delinquent property taxes on the base
54 parcel were assessed or tax notice charges on the base parcel were listed; and
55 (ii) the value of the base parcel as it existed on January 1 of the year in which the
56 delinquent property taxes on the base parcel were assessed or tax notice charges
57 on the base parcel were listed.
- 58 (c) If the county treasurer does not have sufficient information to calculate the amount
59 described in Subsection (3)(b)(i), upon request from the county treasurer, the county
60 assessor shall provide the county treasurer any information necessary to calculate the
61 amount described in Subsection (3)(b)(i).
- 62 (d) A person may redeem a subdivided lot under this Subsection (3) only if the record
63 owner of the subdivided lot is a bona fide purchaser.
- 64 (4)(a) At any time before the expiration of the period of redemption, the county treasurer

- 65 shall accept and credit on account for the redemption of property, payments in
66 amounts of not less than \$10, except for the final payment, which may be in any
67 amount.
- 68 (b) For the purpose of computing the amount required for redemption and for the
69 purpose of distributing the payments received on account, all payments, except
70 payments described in Subsection (4)(c), shall be applied in the following order:
- 71 (i) against the interest and administrative costs accrued on the delinquent tax for the
72 last year included in the delinquent account at the time of payment;
- 73 (ii) against the penalty charged on the delinquent tax for the last year included in the
74 delinquent account at the time of payment;
- 75 (iii) against the delinquent tax for the last year included in the delinquent account at
76 the time of payment;
- 77 (iv) against the interest and administrative costs accrued on the delinquent tax for the
78 next to last year included in the delinquent account at the time of payment; and
- 79 (v) so on until the full amount of the delinquent taxes, tax notice charges, penalties,
80 administrative costs, and interest on the unpaid balances are paid within the period
81 of redemption.
- 82 (c) For a payment received through a levy on an income tax overpayment or refund in
83 accordance with Title 63A, Chapter 3, Part 3, Accounts Receivable Collection, the
84 payment shall be applied in the following order:
- 85 (i) against the penalty charged on the delinquent tax for the earliest year included in
86 the delinquent account at the time of payment;
- 87 (ii) against the interest and administrative costs accrued on the delinquent tax for the
88 earliest year included in the delinquent account at the time of payment;
- 89 (iii) against the delinquent tax for the earliest year included in the delinquent account
90 at the time of payment;
- 91 (iv) against the penalty charged on the delinquent tax for the next earliest year
92 included in the delinquent account at the time of payment; and
- 93 (v) so on until:
- 94 (A) the full amount of the delinquent taxes, tax notice charges, penalties,
95 administrative costs, and interest on the unpaid balances are paid; or
- 96 (B) the amount of the income tax overpayment or refund is exhausted.

97 **Section 3. Effective Date.**

98 This bill takes effect on May 7, 2025.