

Redemptions

Properties sold at the annual tax sale for delinquent taxes may be redeemed within one year from the date of the tax sale for first and second publications, 90 days for third publications. Or, until such time the buyer acquires the deed, or upon 18 months, when the lien evidenced by the certificate of purchase expires. Redemptions are handled in accordance with RSMo 140.340.

Property may be redeemed by owner, lienholder, occupant of any land or lot sold for taxes, or any persons having interest therein, shall have the absolute right to redeem the same.

Redemption amount will be the amount bid plus 10% interest per annum on the amount of taxes due, subsequent taxes paid plus 8% interest per annum, recording fees, cost of letters sent by certified or regular mail, and reasonable costs of title research. No interest will be paid on fees, costs, and any sum paid by the purchaser in excess of delinquent taxes due.

Redemption quotes will be handled by the Collector office. Those eligible to redeem should contact the Clay County Collector office to obtain redemption amounts and with any questions concerning redemptions. Redemptions must be paid in full with certified funds (cash, cashier's check, money order) at the time of redemption. Partial payments will not be accepted for redemption.

The Collector's office will notify the certificate of purchase holder when the property has been redeemed.

Any tax sale bid amount which resulted in an overbid amount above the delinquent taxes and cost of sale paid by the certificate of purchase holder will be disbursed in accordance with RSMo 140.230. No interest is paid to buyers for overbid amounts.

Eligible parties may request a form to claim overbid amounts from the Clay County Collector office after the redemption period has closed.

All claims must be received by the Clay County Collector no later than 90 days following the end of the redemption period and no claim shall be paid until after 90 days following the end of the redemption period. If more than one party claims overbid, the overbid will be handled by the Clay County Circuit Court.

Overbid amounts will not be issued to third parties. All overbid claims will be submitted to the Clay County Commission for approval, and monies payable to claimants will be paid by check, from the Clay County Treasurer. All property owners are provided the necessary form to make a claim at the time of sale.