

TOWN OF BERWICK
TAX ACQUIRED PROPERTY ORDINANCE

1. **TITLE:** This Ordinance shall be known as the Town of Berwick Tax Acquired Property Ordinance.
2. **AUTHORITY:** This Ordinance is enacted pursuant to 30A MRSA, 3001 and 36 MRSA, 941-943.
3. **PURPOSE:** The purpose of this Ordinance is to provide the Selectmen authority and direction regarding properties acquired by the Town for non-payment of taxes.
4. **RETENTION OF PROPERTY:** The Selectmen shall retain property for the benefit of the Town if they deem it in the best interest of the Town to do so. By way of example, but not of limitation, the Selectmen might deem it in the best interest of the Town to retain property where:
 1. The property has or will have recreational value or economic value to the Town.
 2. The property has or will have potential for a public facility or additions to public facilities.
 3. Retention of the property will provide a residence for an individual or individuals who otherwise will require public assistance from the Town.
5. **REDEMPTION:** If the Selectmen determine that a property should not be retained under Section 4, the property shall be offered to the taxpayer or taxpayers who lost the property. The taxpayer or taxpayers may redeem the property by paying all outstanding taxes, interest, and actual costs incurred by the Town, including an administrative cost and legal costs, mailing costs, recording fees, etc., within 60 days from the date notification is sent or delivered to the owner(s) of the property as listed in the Town's tax records. Notification may be sent to the owner(s) by certified mail, return receipt requested, or it may be delivered in hand with a return made on the copy. For the purpose of this Section, any Town official or police officer may make the delivery in hand.
6. **SALE:** At any point in the process, if a property is not retained by the Selectmen under Section 4, and if the property is not redeemed under Section 5, the property shall be sold by sealed bid under such terms and conditions as the Selectmen deem advisable. The Selectmen shall reserve the right to accept or reject bids in any bid process. A notice of intent to sell the property shall be published in the newspaper; shall be posted in those areas where warrants are posted; and shall be sent to the taxpayer or taxpayers who lost the property by certified mail, return receipt requested, to their last known address.