

**COUNTY OF KAUA'I
PROPOSED SALE OF REAL PROPERTY**

Date: Thursday, May 23, 2024

Time: 9:00 am

Location: Kaua'i War Memorial Convention Hall
4191 Hardy Street
Lihue, Hawaii

HOW MAY I OBTAIN THE FORECLOSURE LIST OF CURRENT PROPERTIES ON THE TAX SALE?

The foreclosure list will be available on our website and in the local newspaper 4 weeks prior to the sale.

[County of Kaua'i Real Property Tax Office \(qpublic.net\)](http://qpublic.net)

WHAT TYPE OF PAYMENT REQUIREMENTS ARE NEEDED AT THE SALE?

Payment of the full bid amount must be made in CASH, CASHIER CHECKS, CERTIFIED CHECKS, or MONEY ORDERS drawn on a U.S. bank and made **payable to the Director of Finance**.

No exceptions. **No personal checks.** **No credit cards.**

IS PAYMENT IN FULL REQUIRED ON THE DAY OF THE SALE?

Yes, immediately following the successful bid, you **must** remit full bid amount.

The upset price is established by the amount of tax, penalty, and interest accrued to date of the auction, plus the additional cost and other fees incurred.

All of the properties are offered "as is" and without warranties as to title or physical condition.

A credit memo will be issued for any check amount that exceeds the bid amount. The credit memo can be used to bid on additional properties. Credit memos will not be redeemable on the day of sale.

DOES YOUR COUNTY OFFER A FINANCING PROGRAM?

No.

WHAT TYPE OF DOCUMENT IS ISSUED AT THE SALE?

A tax deed will be prepared by the County and forwarded for recordation with the Bureau of Conveyances. The recorded tax deed will be mailed to the purchaser after recordation.

The recording fee will be collected from the purchaser at the time of the sale.

WHAT IS A TAX DEED?

A tax deed is similar to a quitclaim deed. The County passes the title on "as is" and makes no warranties to the purchaser.

ONCE A PROPERTY IS ACQUIRED THROUGH THE SALE, IS THERE A REDEMPTION PERIOD?

Yes, per KCC Chapter 5A REAL PROPERTY TAX, Sec. 5A-5.6 Same; Tax Deed; Redemption. The taxpayer may redeem the property sold by payment to the purchaser at the sale, within one (1) year from the date of the sale, of the amount paid by the purchaser, together with all costs and expenses which the purchaser was required to pay, including the fee for recording the deed, and in addition thereto, interest on such amount at the rate of twelve percent (12%) a year.

DO YOU ALLOW INVESTORS TO INVEST AT THE SALE WITHOUT ATTENDING THE SALE (I.E. ABSENTEE BIDDING)?

No, we do not allow absentee bidding; however, you may send a representative to bid on your behalf. Persons bidding at the auction as representatives or agents of others must have a notarized statement naming them and stating that they have full power and authority to sign all necessary documents on behalf of the new owner. Further, they will need the following information to complete the necessary documents after a successful bid:

- Full first, middle, and last name of the person in whose name the deed will be recorded.
- Full first, middle, and last name of the spouse of the person in whose name the deed will be recorded.
- Mailing address and contact phone numbers of the person in whose name the deed will be recorded.
- What method of ownership in which the new owner wishes to hold title.

WHAT HAPPENS TO THE SURPLUS?

Please see KCC Chapter 5A REAL PROPERTY TAX, Sec. 5A-5.9 Disposition of Surplus Monies.

[Kaua'i County, HI Liens, Foreclosures: § 5A-5.9 Disposition of Surplus Monies. \(ecode360.com\)](http://www.ecode360.com)

If you need an auxiliary aid/service, materials in an alternate format, or an ASL interpreter, or any additional information, please contact the Real Property Tax Collections office at rpc@kauai.gov or (808) 241-4272 at least seven calendar days before the event.