

Quick Reference Guide to New York

Type of Tax Sale:

Tax Liens and Tax Deeds (Tax Liens are only offered to institutions, and do not appear to affect the tax sale timeline)

How Tax Sale Buyers Get Title / Owner Loses Property:

A lien is created on property and 21 months after the lien is created, the enforcing officer is to file for foreclosure on the property. If no redemption is made by the foreclosure hearing, the property is lost.

Governmental Body Holding Tax Sale:

Varies by jurisdiction, referred to an "enforcing officer", often the treasurer.

Public Access Law:

Problematic. New York Public access law allows for the denial of records when the purpose of the request is to use them for "commercial purposes". However, the meaning of "commercial purposes" is subject to interpretation and nothing in the NY's definition of "commercial purposes" is directly on point with what we're doing.

The bottom line is that you could get denied on certain public records requests. If, after giving your best effort, the county is firm on not releasing the records because they believe you are using them for commercial purposes, try other counties. We've heard of several people getting lists in NY despite this law.

How to Get List of Tax-Delinquent Properties:

Get "Instant Expert" State Manuals for Any State!
<http://taxdelinquentlists.com/downloads/category/state-manuals/>

A "list of delinquent properties" is kept, showing all the information you should need, including redemptions.

How to Get Your DeedGrabber "Last Minute" List

Look for older liens on the "list of delinquent properties", or obtain the tax foreclosure notices that are required of the enforcing officer to be kept at his office and published in the newspaper.