



COUNTY OF NORTHAMPTON

DEPARTMENT OF FISCAL AFFAIRS REVENUE

NORTHAMPTON COUNTY GOVERNMENT CENTER
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NOTICE TO PROSPECTIVE TAX SALE BIDDERS

In Accordance with House Bill No. 264 of 2021, Act No 33 of 2021 effective as of August 30, 2021 amending the act of July 7, 1947 (P.L. 1368, No. 542), known as the Real Estate Tax Sale Law.

ARTICLE V-A/BIDDER REGISTRATION BEFORE SALE

Section 501-A. Duty to Register.

- (a) General Rule. A person that intends to bid at a scheduled upset sale or judicial sale must appear and register at the Bureau not less than 10 days before the scheduled upset sale or judicial sale.
(REGISTRATION BEGINS AUGUST 22, 2023 THRU SEPTEMBER 12, 2023. NO EXCEPTIONS)
- (b) Bids on multiple properties. Except if a person intends to bid on more than one property at scheduled sales conducted on the same day in the same county, each time that a person intends to bid at a scheduled sale, the person must comply with subsection (a).
- (c) Fee. A county may establish a fee for filing an application to register under this article.

Section 501-A. Application.

In order to register for a scheduled upset sale or judicial sale, the person must submit an application that includes the following information:

- (1) If the applicant is an individual, the individual's name, residential address and phone number.
- (2) If the applicant is not an individual, the applicant's name, including the name of all officers, business address and phone number.
- (3) If the applicant is a limited liability company, the names, business addresses and phone numbers of all members, managers and any other persons with any ownership interest or right in the limited liability company.
- (4) An affidavit stating that the applicant:
 - (i) Is not delinquent in paying real estate taxes to any taxing district in this Commonwealth and that the applicant has no municipal utility bills, as defined in section 619.1 (b), that are not more than one year outstanding anywhere in this Commonwealth;
 - (ii) Is not bidding for or acting as an agent for a person who is barred from participating in the sale under section 601 (d);
 - (iii) has not, within the three years preceding the filing of the application, engaged in a course of conduct or permitted an uncorrected housing code violation, as defined in section 619 (e), and has not either:
 - (A) failed to maintain property owned by the applicant in a reasonable manner such that the property posed a threat to health, safety or property; or
 - (B) permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property; and
 - (iv) Understands that an applicant who signs a bidder registration application knowing that it contains a false statement and who causes it to be filed with the bureau shall be subject to prosecution for the commission of a misdemeanor of the second degree in violation of 18 pa.C.S. Section 4904 (a) (relating to unsworn falsification to authorities).
- (5) If the applicant is not an individual, documentation that the signer has the authority to act on behalf of the applicant, and the individual appearing in person to register, as required under section 501-A (a) is the signer of the application or otherwise authorized to act on behalf of the applicant.

Section 601(d) No individual whose landlord license has been revoked in a municipality pursuant to its ordinance may purchase property in the county in which the local municipality is located at a tax sale under this act. (Every person bidding for property to be sold at a tax sale under this act must certify that they are not bidding for or acting as an agent for a person who is barred from participating in a sale under this subsection.) Pursuant to this subsection, a municipality shall furnish to the county in which such municipality is located, within forty-eight (48) hours in advance of a tax sale, documentation relating to landlord license revocations pursuant to municipal ordinance.