

Commissioners

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Treasurer • Geraldine S. Norwood

Recorder • Deborah B. Johnson

Assessor • Dennis W. Ayers

Auditor • H. Eugene Adams

Attorney • Scott F. Garrett

Sheriff • Mark O. Gower



IRON COUNTY

GENERAL RULES OF TAX SALE

1. As specified in the Utah Code, an acceptable bid must be made on the parcel being offered for sale. Iron County reserves the right to determine what is and what is not an acceptable bid.
2. The Iron County Commission has established the procedure by which this sale will be conducted and have approved using option (b) of paragraph (5), Section 59-2-1351, Utah Code Annotated, which reads as follows:
“THE HIGHEST BID AMOUNT FOR THE ENTIRE PARCEL”.
 - (i) However, a bid may not be accepted for an amount which is insufficient to pay the taxes, penalties, interest and administrative costs.
 - (ii) Any amount received in excess of the taxes due to all local governments and any administrative cost by the county shall be treated as surplus property and paid to the State Treasurer,
3. The parcels will be offered for sale in numerical order, as published.
4. The minimum starting bid on each parcel is the published amount, which is the amount due to pay the taxes, penalties, interest and administrative costs. Bids will advance in increments of at least \$100 on all parcels.
5. The total amount of the successful bid is due and payable at the Iron County Treasurers Office, during or immediately following the tax sale.
6. Types of funds accepted as payment are: Cash, Money Orders, Cashier’s Check, Credit Cards – VISA, Master Card and Discover ONLY.
Only one credit card transaction per bidder please.
NO PERSONAL CHECKS ACCEPTED.
7. Bidder must be present at the sale to place a bid. No on line bids are accepted.
8. All bids are final and will not be allowed to be withdrawn.
9. One deed, and only one deed, will be issued to the successful bidder on each parcel.
10. Talking, other than the one making a bid, must be avoided.
11. Collusive bidding is not permitted.
Please take notice that both state and federal antitrust laws prohibit collusive bidding at county tax sales. Collusive bidding is any agreement or understanding reached by two or more parties which changes the bids the parties would otherwise offer absent the agreement or understanding.

Examples of collusive bidding agreements include, but are not limited to: (1) agreements between bidders on the dollar amount they will bid for a property, whether the agreement is that bids will not be less or more than a certain price; (2) agreements between bidders as to which bidders will or will not bid on a property; (3) agreements between bidders in which one or more bidders agree to accept something of value not to attend; not to participate in the bidding or to leave; (4) agreements between bidders designating who will make the winning bid for a property; (5) sham agreements between bidders to form temporary business entities (partnerships, joint ventures, etc.) for purposes of bidding as one block to avoid bidding against each other.

Any Person convicted of collusive bidding may be punished as follows:
 - (1) Under Utah law, by a fine not to exceed \$500,000 if a corporation; or if an individual, by a fine not to exceed \$100,000 or imprisonment to exceed three years, or both.
 - (2) Under federal law, by a fine not to exceed \$10,000,000 if a corporation; or if an individual, by a fine not to exceed \$350,000 or imprisonment not exceeding three (3) years, or both. In addition, you may be subject to an action for injunctive relief and for three times the damages caused by the collusive bidding.