

SAINT LOUIS COUNTY'S TRUSTEE PROGRAM
FREQUENTLY ASKED QUESTIONS

WHAT IS THE TRUSTEE OFFICE?

THE TRUSTEE OFFICE SELLS OR TRANSFERS TITLE TO REAL PROPERTY THAT HAS NOT BEEN SOLD THROUGH THE COLLECTOR OF REVENUE'S DELINQUENT TAX SALE AUCTION.

ARE TRUSTEE PARCELS THE SAME AS DELINQUENT TAX SALE AUCTION PARCELS?

NO. REAL PROPERTY THAT IS DELINQUENT IN THE PAYMENT OF TAXES IS OFFERED FOR SALE AT THE COLLECTOR'S DELINQUENT TAX SALE AUCTION THAT IS HELD ON THE FOURTH MONDAY IN AUGUST OF EVERY YEAR. WHEN A PARCEL HAS NOT BEEN SOLD AFTER THREE CONSECUTIVE COLLECTOR'S AUCTIONS AND IS AT LEAST FIVE YEARS DELINQUENT IN REAL PROPERTY TAXES, TITLE IS TRANSFERRED TO THE TRUSTEE.

WHO IS THE TRUSTEE?

THE DIRECTOR OF REVENUE IS THE TRUSTEE FOR SAINT LOUIS COUNTY.

WHAT DOES THE TRUSTEE DO WITH THE PARCELS?

THE TRUSTEE MARKETS THE PARCELS AVAILABLE FOR BID TO PRIVATE PARTIES. THE TRUSTEE IS RESPONSIBLE FOR RECOVERING THE BACK TAXES OWED TO THE TAXING AUTHORITIES (e.g. SCHOOL DISTRICTS, FIRE DISTRICTS, COMMUNITY COLLEGE AND SPECIAL SCHOOL DISTRICTS, SEWER DISTRICTS, ZOO AND LIBRARY DISTRICTS) ON THE PARCELS.

WHO MAY BID ON A TRUSTEE PARCEL?

A RESIDENT OR A NON-RESIDENT OF MISSOURI MAY BID ON A TRUSTEE PARCEL. IF THE NON-RESIDENT SHOULD BECOME THE PURCHASER, THE NON-RESIDENT SHALL MEET THE REQUIREMENTS OF SECTION 140.190.2 & 3 RSMO. BEFORE A TRUSTEE'S DEED WILL BE PROVIDED.

WHAT IS THE MINIMUM BID FOR A TRUSTEE PARCEL?

THE MINIMUM BID THAT THE TRUSTEE WILL CONSIDER IS EITHER THE AMOUNT OF THE BACK TAXES OWED FOR THE PARCEL OR TWENTY PERCENT OF THE ASSESSOR'S OPINION OF VALUE OF THE PARCEL, WHICHEVER IS THE HIGHER FIGURE (EXCEPT WITH EXTRAORDINARY CIRCUMSTANCES). THE BACK TAXES OWED AMOUNT MAY BE VIEWED AT THE DEPARTMENT OF REVENUE'S WEBSITE AT <http://revenue.stlouisco.com>. THE ASSESSOR'S OPINION OF VALUE IS DETERMINED DURING THE BID PROCESS.

HOW MAY I SUBMIT A BID?

A COMPLETED BID FORM MAY BE SUBMITTED TO THE TRUSTEE OFFICE ANYTIME DURING THE YEAR. BIDDERS MUST INCLUDE COPIES OF THEIR REAL PROPERTY AND PERSONAL PROPERTY TAX RECEIPTS BECAUSE ALL BIDDERS MUST BE CURRENT ON THEIR OWN PROPERTY TAXES.

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HOW LONG DOES THE PROCESS TAKE BEFORE I RECEIVE THE DEED TO THE PARCEL?

TYPICALLY, BETWEEN TEN TO TWELVE WEEKS ARE REQUIRED TO COMPLETE ALL OF THE STEPS IN THE BID PROCESS AND MAIL THE DEED TO THE NEW OWNER.

WHAT HAPPENS IF MORE THAN ONE BIDDER SUBMITS A BID THAT MEETS THE MINIMUM BID REQUIREMENTS FOR THE SAME PARCEL?

IN THE EVENT THAT MORE THAN ONE BID IS RECEIVED FOR THE SAME PARCEL, ALL BIDDERS ARE PROVIDED WITH THE OPPORTUNITY TO SUBMIT A SEALED BID BY A DEADLINE ESTABLISHED BY THE TRUSTEE. THE SEALED BIDS ARE OPENED BY THE TRUSTEE AND THE HIGHEST BID CONTINUES IN THE PROCESS AND THE REST OF THE SEALED BIDS ARE REJECTED.

WHAT ARE THE STEPS IN THE BID PROCESS?

TYPICALLY, THE BID PROCESS INCLUDES:

- ON-SITE INSPECTION OF THE PARCEL BY ASSESSOR'S STAFF
- REVIEW BY ECONOMIC COUNCIL TO DETERMINE REDEVELOPMENT STATUS
- REVIEW BY PLANNING DEPT. TO DETERMINE REDEVELOPMENT STATUS
- NOTIFICATION TO ADJOINING PARCEL OWNERS TO SUBMIT BIDS
- RECOMMENDATION OF COUNCIL MEMBER IN WHICH THE PARCEL IS LOCATED
- PAYMENT REQUEST TO BIDDER
- RECOMMENDATION OF COUNTY EXECUTIVE
- RECOMMENDATION OF COUNTY COUNCIL
- RECORDING OF TRUSTEE DEED AND CERTIFICATE OF VALUE

DOES THE TRUSTEE'S DEED ERASE ALL PREVIOUS LIENS ON THE PARCEL?

NO. A TRUSTEE'S DEED IS SIMILAR TO A QUIT CLAIM DEED. SAINT LOUIS COUNTY DOES NOT HAVE CLEAR TITLE TO TRUSTEE PARCELS. THE PURCHASER MAY INITIATE AN ACTION TO QUIET TITLE WITH A LAWSUIT BROUGHT IN CIVIL COURT IN ORDER TO QUIET ANY CHALLENGES OR CLAIMS TO THE TITLE.

CONTACT INFORMATION:

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