S T A T E O F N E W Y O R K

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2011-2012 Regular Sessions

I N S E N A T E

February 4, 2011

Introduced by Sens. MAZIARZ, NOZZOLIO -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee -- reported favorably from said committee and committed to the Committee on Finance -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the real property tax law, in relation to tax lien transfers; and to repeal title 4 of article 9 of such law relating to acceptance of taxes from certain loan corporations

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. Title 4 of article 9 of the real property tax law is REPEALED and a new title 4 is added to read as follows:

TITLE 4

TAX LIEN TRANSFER AUTHORIZATIONS

SECTION 960. LEGISLATIVE INTENT.
961. DEFINITIONS.
962. TAX LIEN TRANSFER.
963. TAX LIEN TRANSFER AUTHORIZATION.
964. TAX LIEN TRANSFER CERTIFICATE.
965. PROPERTY TAX LIEN PAYMENT AGREEMENT.
966. FORECLOSURE.
967. RECONVEYANCE.
968. DISTRIBUTION OF TAX LIEN INFORMATION.

S 960. LEGISLATIVE INTENT. THE LEGISLATURE FINDS THAT LOCAL GOVERNMENTS ARE STRUGGLING UNDER THE WEIGHT OF INCREASED COSTS, REDUCED REVENUES AND INCREASED STRESSES ON THEIR RESPECTIVE MUNICIPAL BUDGETS. THE LEGISLATURE ALSO FINDS THAT PROPERTY OWNERS ARE STRUGGLING UNDER THE WEIGHT OF HIGH PROPERTY TAXES AND NEED SOME ASSISTANCE IN PAYING THOSE

EXPLANATION--Matter in ITALICS (underscored) is new; matter in brackets [ ] is old law to be omitted.

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TAXES IN ORDER TO PREVENT FORECLOSURE AND THE SALE OF THEIR PROPERTY TAX LIENS TO THIRD PARTIES INVOLUNTARILY. THE LEGISLATURE FINDS THAT IT IS IN THE BEST INTERESTS OF THE RESIDENTS OF THE STATE OF NEW YORK AND THE LOCAL GOVERNMENTS TO ALLOW PROPERTY OWNERS TO VOLUNTARILY ENTER INTO AGREEMENTS WITH PRIVATE ENTITIES TO PROVIDE FOR THE PAYMENT OF THEIR PROPERTY TAXES. CURRENTLY, PROPERTY OWNERS ARE REQUIRED TO PAY THEIR TAXES IN FULL. ALLOWING PROPERTY OWNERS TO INCREASE THE PAYMENT TERM WILL HELP ALLEVIATE THE PRESSURE ON THESE ALREADY FINANCIALLY STRESSED RESIDENTS AND BUSINESS OWNERS. MOREOVER, LOCAL GOVERNMENTS WILL INCREASE THEIR REVENUE COLLECTIONS AND SPEND LESS ON ACTIONS TO COLLECT UNPAID TAXES, SUCH AS TAX LIEN SALES AND TAX LIEN FORECLOSURES, BECAUSE THE PROPERTY TAX PAYORS WILL PAY TAXES IN FULL, ALL AT ONCE.

S 961. DEFINITIONS. AS USED IN THIS TITLE THE FOLLOWING TERMS SHALL HAVE THE FOLLOWING MEANINGS:

1. "PROPERTY TAX PAYOR" MEANS A PERSON WHO ADVANCES MONEY FOR THE PAYMENT OF REAL PROPERTY TAXES DIRECTLY TO A TAXING DISTRICT AT THE REQUEST OF A PROPERTY OWNER. ALSO REFERRED TO AS A "TRANSFEREE."

2. "PROPERTY TAX PAYMENT" MEANS THE AMOUNT OF MONEY ADVANCED FOR THE PAYMENT OF PROPERTY TAXES PURSUANT TO A PROPERTY TAX LIEN TRANSFER AUTHORIZATION AND PROPERTY TAX LIEN PAYMENT AGREEMENT.

3. "TAX LIEN TRANSFER AUTHORIZATION" SHALL HAVE THE MEANING AS SET FORTH IN SECTION NINE HUNDRED SIXTY-THREE OF THIS TITLE.

4. "TAX LIEN TRANSFER CERTIFICATE" SHALL HAVE THE MEANING AS SET FORTH IN SECTION NINE HUNDRED SIXTY-FOUR OF THIS TITLE.

5. "PROPERTY TAX LIEN PAYMENT AGREEMENT" SHALL HAVE THE MEANING AS SET FORTH IN SECTION NINE HUNDRED SIXTY-FIVE OF THIS TITLE.

6. "REFEREE'S DEED" SHALL MEAN THE DEED ISSUED TO THE PURCHASER AT THE FORECLOSURE SALE AT THE COURTHOUSE STEPS.

7. "TRANSFEREE" MEANS A PERSON WHO ADVANCES MONEY FOR THE PAYMENT OF REAL PROPERTY TAXES DIRECTLY TO A TAXING DISTRICT AT THE REQUEST OF A PROPERTY OWNER TO WHOM A PROPERTY TAX LIEN IS TRANSFERRED. ALSO REFERRED TO AS A "PROPERTY TAX PAYOR."

8. "TAXING DISTRICT" SHALL MEAN ANY LOCAL GOVERNMENT ENTITY (INCLUDING, FOR EXAMPLE, ANY CITY, TOWN, VILLAGE, COUNTY, SCHOOL DISTRICT, OR SPECIAL DISTRICT) THAT IMPOSES TAXES, SPECIAL AD VALOREM LEVIES, OR SPECIAL ASSESSMENTS ON REAL PROPERTY.

S 962. TAX LIEN TRANSFER. 1. A PROPERTY OWNER MAY EXECUTE A DOCUMENT AS DETAILED HEREIN IN THE FORM OF A TAX LIEN TRANSFER AUTHORIZATION THAT CONSENTS TO AND AUTHORIZES THE TRANSFER OF THE PROPERTY TAX LIENS ON THE OWNER'S PROPERTY FROM A TAXING DISTRICT TO A PROPERTY TAX PAYOR IF THE PROPERTY TAX PAYOR PAYS THE PROPERTY TAX PAYMENT ON BEHALF OF THE PROPERTY OWNER.

2. UPON RECEIPT BY THE TAXING DISTRICT OF THE PROPERTY OWNER'S TAX LIEN TRANSFER AUTHORIZATION AND THE PROPERTY TAX PAYMENT FROM THE PROPERTY TAX PAYOR, THE REAL PROPERTY TAX LIEN SHALL BE TRANSFERRED FROM THE TAXING DISTRICT TO THE PROPERTY TAX PAYOR AS REFLECTED IN A TAX LIEN TRANSFER CERTIFICATE. THE TAX LIEN TRANSFER CERTIFICATE AS DETAILED IN SECTION NINE HUNDRED SIXTY-FOUR OF THIS TITLE SHALL CERTIFY THAT THE TAXING DISTRICT RECEIVED WRITTEN AUTHORIZATION FROM THE PROPERTY OWNER TO TRANSFER THE TAXES OWED; THAT THE PROPERTY TAX PAYOR PAID THE PROPER AMOUNT OWED BY THE PROPERTY OWNER; AND THAT THE TAXING DISTRICT'S LIENS ARE TRANSFERRED TO THE PROPERTY TAX PAYOR IN THE AMOUNTS LISTED IN THE TAX LIEN TRANSFER CERTIFICATE.

3. THE TRANSFEREE, OR ITS HEIRS AND ASSIGNS, SHALL HAVE THE SAME RIGHTS, REMEDIES, AND PRIORITIES AS THE TAXING DISTRICT, SUBJECT TO THE TRANSFERRING TERMS AND CONDITIONS OF THE PROPERTY TAX LIEN PAYMENT

AGREEMENT AND THIS SECTION. THE TAX LIEN TRANSFER CERTIFICATE MAY NOT PERMIT THE PROPERTY TAX PAYOR TO ACT UPON THE TAX LIEN REPRESENTED BY THE TAX LIEN TRANSFER CERTIFICATE EXCEPT FOR ACTIONS NECESSARY TO FORECLOSE THE LIEN OR TO COLLECT THE AMOUNTS OWED AS PROVIDED FOR IN THE TAX LIEN TRANSFER CERTIFICATE AND THE PROPERTY TAX LIEN PAYMENT AGREEMENT.

4. THE TAX LIEN TRANSFER CERTIFICATE SHALL BE RECORDED IN THE COUNTY CLERK'S OFFICE WHERE THE PROPERTY IS SITUATED, AND THE PROPERTY TAX PAYOR SHALL PAY ANY STATUTORY FEE FOR SAID RECORDING.

S 963. TAX LIEN TRANSFER AUTHORIZATION. 1. A DOCUMENT BY A PROPERTY OWNER AUTHORIZING THE TRANSFER OF TAX LIENS MUST CONTAIN THE FOLLOWING INFORMATION AND BE IN SUBSTANTIALLY THE FOLLOWING FORM:

TAX LIEN TRANSFER AUTHORIZATION PURSUANT TO REAL PROPERTY TAX LAW SECTION 963

PROPERTY OWNER:
PARCEL IDENTIFICATION:
TAX YEARS:
AMOUNT DUE: (INCLUDE ALL TAXES, PENALTIES, INTEREST, COSTS AND FEES)
TAX ACCOUNT NUMBER:
I (NAME OF OWNER(S) OR OWNER'S AUTHORIZED REPRESENTATIVE) OWN(S) THE REAL PROPERTY LOCATED IN THE COUNTY OF (CITY, VILLAGE OR TOWN), ("TAXING DISTRICT") WITH THE STREET ADDRESS KNOWN AS, AND AS MORE FULLY DESCRIBED BY ITS LEGAL DESCRIPTION AS: (INSERT STREET AND LEGAL ADDRESSES.)
PURSUANT TO SECTION 963 OF THE REAL PROPERTY TAX LAW, I HEREBY AUTHORIZE THE TREASURER (TAX COLLECTOR, COMPTROLLER, REAL PROPERTY DIRECTOR) TO TRANSFER THE LIEN HELD ON THE PROPERTY LISTED ABOVE TO (NAME OF PERSON OR ENTITY) ("TRANSFEREE"). I HEREBY AUTHORIZE THE ABOVE-NAMED TRANSFEREE TO TENDER PAYMENT IN CONSIDERATION FOR THE TRANSFER OF THE TAX LIEN IN AN AMOUNT EQUAL TO ALL TAXES, PENALTIES, INTEREST, AND COLLECTION COSTS IMPOSED BY THE TAXING DISTRICT ON THE REAL PROPERTY, DESCRIBED ABOVE, FOR THE TAX YEARS LISTED HEREIN: (LIST TAX YEARS, TAX AMOUNTS AND TAX CERTIFICATE NUMBER(S)). I FURTHER AUTHORIZE AND DIRECT THE TAXING DISTRICT TO ISSUE A TAX RECEIPT WITH THE TAXING DISTRICT'S SEAL TO THE TRANSFEREE AND TO CERTIFY 1) RECEIPT OF PAYMENT FROM THE TRANSFEREE ON BEHALF OF THE OWNER; AND 2) TRANSFER OF THE TAX LIEN ON THE OWNER'S PROPERTY TO THE TRANSFEREE.
_____ (OWNER(S) OR AUTHORIZED REPRESENTATIVE)
SUBSCRIBED AND SWORN TO BEFORE ME ON THIS, THE _____ DAY OF _____, 20____ BY (INSERT NAME OF SIGNER.)
_____
NOTARY PUBLIC, STATE OF NEW YORK
DATE SIGNED (INSERT NOTARY'S SEAL)

2. IF THE PROPERTY OWNER AUTHORIZES THE TRANSFER OF LIENS FOR MULTIPLE YEARS OR FOR MULTIPLE PROPERTY TAX LIENS ASSESSED BY THE SAME TAXING DISTRICT, THE AUTHORIZATION FOR ALL OF THE LIENS MAY BE COMBINED INTO ONE FORM.

S 964. TAX LIEN TRANSFER CERTIFICATE. 1. A CERTIFIED STATEMENT ISSUED UNDER THIS SECTION BY A TAXING DISTRICT FOR THE PURPOSE OF MEMORIALIZING THE TRANSFER OF A TAX LIEN SHALL CONTAIN THE FOLLOWING INFORMATION AND SHALL BE IN SUBSTANTIALLY THE FOLLOWING FORM:

TAX LIEN TRANSFER CERTIFICATE PURSUANT TO SECTION 964 OF THE REAL PROPERTY TAX LAW
PROPERTY DESCRIPTION: (INSERT PHYSICAL ADDRESS AS WELL AS LEGAL DESCRIPTION)
TAX ACCOUNT NUMBER:
TAX YEARS DUE: (INSERT YEAR(S) OF TAX LIENS TRANSFERRED)
TAXING DISTRICT(S):

AMOUNTS PAID: (AMOUNT OF TAXES DUE AND ANY TAX LIEN CERTIFICATE(S) TRANSFERRED)
TAX CERTIFICATE NUMBER: TRANSFEREE: (INSERT NAME OF TRANSFEREE)
I, (INSERT NAME), (TITLE, E.G., TREASURER, TAX COLLECTOR, COMPTROLLER, REAL PROPERTY DIRECTOR) FOR (TAXING DISTRICT(S), E.G., COUNTY, CITY, VILLAGE, TOWN), CERTIFY THAT I HAVE RECEIVED AUTHORIZATION FROM THE OWNER OF THE PROPERTY OR PROPERTIES LISTED ABOVE (OR ON THE ATTACHED EXHIBIT) TO TRANSFER THE TAX LIEN(S) TO THE TRANSFEREE LISTED ABOVE; THAT TRANSFEREE HAS MADE PAYMENT OF THE AMOUNTS PAID TO THE NAMED TAXING DISTRICTS ON THE PROPERTY AS CONSIDERATION FOR A TRANSFER OF THE TAX LIEN(S), AND THAT THE TAX LIEN(S) HELD BY TAXING DISTRICTS ON THE PROPERTY FOR THE TAX YEARS LISTED ABOVE ARE HEREBY TRANSFERRED TO TRANSFEREE IN ACCORDANCE WITH REAL PROPERTY TAX LAW SECTION 964. I HAVE ISSUED A RECEIPT TO TRANSFEREE IN CONJUNCTION WITH THIS CERTIFICATION REFLECTING THE PAYMENT FOR THE TRANSFER IN THE AMOUNT OF TAXES, PENALTIES, INTEREST, AND COLLECTION COSTS DUE. THE TAX LIEN IS TRANSFERRED TO THE TRANSFEREE EFFECTIVE THIS DATE.
_____ (SIGNATURE OF TREASURER (TAX COLLECTOR, COMPTROLLER, REAL PROPERTY DIRECTOR)
SEAL OF TAXING DISTRICT DATE:_____
(IF NO SEAL OF OFFICE CAN BE PROVIDED, SIGNATURE SHOULD BE NOTARIZED.)

2. IF A PROPERTY OWNER AUTHORIZES THE TRANSFER OF PROPERTY TAX LIENS FOR MULTIPLE YEARS OR FOR MULTIPLE LIENS ASSESSED OR COLLECTED BY THE SAME TAXING DISTRICT, THE STATEMENT CERTIFYING THE TRANSFER OF THE LIENS SHALL BE COMBINED INTO ONE FORM.

3. A TAXING DISTRICT MAY CHARGE A REASONABLE FEE NOT TO EXCEED TWENTY-FIVE DOLLARS FOR EACH STATEMENT CERTIFYING THE TRANSFER OF THE TAX LIENS ON PROPERTY.

S 965. PROPERTY TAX LIEN PAYMENT AGREEMENT. 1. A PROPERTY OWNER MAY ENTER INTO A PROPERTY TAX LIEN PAYMENT AGREEMENT WITH A PROPERTY TAX PAYOR.

2. SAID AGREEMENT SHALL SET FORTH SUCH TERMS AND CONDITIONS TO WHICH THE TRANSFEREE AND THE PROPERTY OWNER MAY AGREE REGARDING THE REPAYMENT OF THE TAX LIEN TO THE TRANSFEREE.

3. ANY FEES TO EFFECT OR SERVICE A TRANSFERRED LIEN MAY, AT THE PROPERTY OWNER'S REQUEST AND WRITTEN CONSENT, BE CONTAINED IN AND MADE A PART OF THE AMOUNTS OWED UNDER THE PROPERTY TAX LIEN PAYMENT AGREEMENT AND THE AMOUNTS SECURED BY THE TRANSFERRED TAX LIEN. IF THE SUBJECT PROPERTY IS OWNED AND OCCUPIED BY THE PROPERTY OWNER, THE ADDITIONAL FEES CONTRACTED FOR IN THE PROPERTY TAX LIEN PAYMENT AGREEMENT SHALL BE LIMITED AS FOLLOWS: AN APPLICATION FEE NOT TO EXCEED TWO HUNDRED FIFTY DOLLARS, A FEE FOR TITLE CHARGES NOT TO EXCEED FOUR HUNDRED DOLLARS, REASONABLE AND CUSTOMARY ATTORNEY'S FEES NOT TO EXCEED ONE THOUSAND DOLLARS, AND REASONABLE AND CUSTOMARY CLOSING COSTS NOT TO EXCEED FIVE HUNDRED DOLLARS. THE PROPERTY TAX LIEN PAYMENT AGREEMENT MAY PROVIDE THAT IN THE EVENT THAT THE PROPERTY OWNER INITIATES A BANKRUPTCY PROCEEDING, THE PROPERTY TAX PAYOR SHALL BE ENTITLED TO RECOVER ALL FEES, INTEREST AND COSTS INCURRED IN PROTECTING ITS RIGHTS IN SAID BANKRUPTCY.

4. THE PROPERTY TAX PAYOR MAY COLLECT INTEREST AT THE RATE OF INTEREST CHARGED ON DELINQUENT LIENS BY THE TAXING DISTRICT THAT TRANSFERRED THE TAX LIEN, EXCEPT THE RATE OF INTEREST COLLECTED BY THE TAX LIEN PAYOR SHALL NOT EXCEED 1.5 PERCENT PER MONTH REGARDLESS OF THE INTEREST RATE CHARGED ON THE DELINQUENT LIENS BY THE TAXING DISTRICT THAT TRANSFERRED THE TAX LIEN. THE AMOUNT OWED MAY INCLUDE TAXES, PENALTIES, INTEREST, FEES, AND COSTS AS AGREED TO BETWEEN THE PROPERTY OWNER AND THE PROPERTY

TAX PAYOR, BUT MAY NOT INCLUDE FUNDS ADVANCED TO THE PROPERTY OWNER FOR ANY OTHER PURPOSE. IF THE PROPERTY OWNER OWNS AND OCCUPIES THE SUBJECT PROPERTY AS HIS PRIMARY RESIDENCE, THE AGREEMENT MAY NOT CONTAIN A PENALTY FOR EARLY PAYMENT OF THE AMOUNTS OWED UNDER THE AGREEMENT.

5. NOTHING CONTAINED WITHIN THIS SECTION SHALL BE DEEMED TO CREATE A MORTGAGE, NOTE OR OTHER INSTRUMENT GOVERNED BY ANY LAW, STATE OR FEDERAL, REGULATING MORTGAGE AGREEMENTS, NOR SHALL THE AMOUNT OWED BE CONSIDERED DEBT FOR PERSONAL, FAMILY OR HOUSEHOLD PURPOSES. THE TAX LIEN PAYMENT AGREEMENT SHALL BE DEEMED A CONTRACT FOR THE PAYMENT OF TAXES AND ASSOCIATED OBLIGATIONS AND SHALL BE GOVERNED BY THIS TITLE AND GENERAL PRINCIPLES OF CONTRACT LAW, EXCEPT FOR THE FORECLOSURE OF SAID AGREEMENT, WHICH IS SUBJECT TO THE RULES AND REGULATIONS AS GOVERNING MORTGAGE FORECLOSURES AS DETAILED IN THE REAL PROPERTY ACTIONS AND PROCEEDINGS LAW.

S 966. FORECLOSURE. 1. IF AT ANYTIME THE PROPERTY TAX PAYOR FILES TO FORECLOSE UPON THE TERMS AND CONDITIONS OF THE PROPERTY TAX AGREEMENT, THE PROPERTY TAX PAYOR SHALL FORECLOSE PURSUANT TO REAL PROPERTY ACTIONS AND PROCEEDINGS LAW AS IF FORECLOSING A MORTGAGE.

2. THE PROPERTY TAX PAYOR IS ENTITLED TO RECOVER REASONABLE AND CUSTOMARY COSTS AND FEES IN A FORECLOSURE PROCEEDING. THE COSTS AND FEES MUST BE APPROVED BY A COURT OF COMPETENT JURISDICTION, AND THE PROPERTY TAX PAYOR MAY BE BE REQUIRED TO SUBMIT PROOF OF THEIR INCURRENCE TO THE COURT. RECOVERABLE FEES AND COSTS MAY INCLUDE:

(A) ATTORNEY'S FEES;

(B) CHARGES TO VERIFY OWNERSHIP OF THE PROPERTY, NOT TO EXCEED FOUR HUNDRED DOLLARS;

(C) FEES FOR RECORDING NOTICES AND DOCUMENTS RELATED TO THE FORECLOSURE;

(D) COSTS OF PROVIDING NOTICE, INCLUDING SERVICE OF PROCESS AND ADVERTISEMENT; AND

(E) OTHER FEES AND COSTS LEGALLY REQUIRED TO FORECLOSE.

3. A FORECLOSURE OF A TAX LIEN TRANSFERRED AS PROVIDED BY SECTION NINE HUNDRED SIXTY-TWO OF THIS TITLE MAY NOT BE INSTITUTED WITHIN ONE YEAR FROM THE DATE ON WHICH THE LIEN IS RECORDED IN ALL COUNTIES IN WHICH THE PROPERTY IS LOCATED, UNLESS THE TAX LIEN PAYMENT AGREEMENT BETWEEN THE OWNER OF THE PROPERTY AND THE TRANSFEREE PROVIDES OTHERWISE. A FORECLOSURE PROCEEDING TO COLLECT THE AMOUNT OWED PURSUANT TO A TRANSFERRED TAX LIEN OR A PROPERTY TAX LIEN PAYMENT AGREEMENT MAY NOT BE INITIATED IF THE TAXING DISTRICT WOULD BE BARRED FROM INSTITUTING A PROCEEDING DUE TO THE STATUTE OF LIMITATIONS.

4. NOTHING IN THIS SECTION SHALL BE DEEMED TO AFFECT THE RIGHTS OF A TAXING DISTRICT UNDER ARTICLE ELEVEN OF THIS CHAPTER OR AFFECT OR EXTEND THE RECONVEYANCE PERIOD, SUBJECT TO SECTION NINE HUNDRED SIXTY-SEVEN OF THIS TITLE.

S 967. RECONVEYANCE. 1. THE PROPERTY OWNER OR A PRIOR RECORDED FIRST LIEN MORTGAGEE MAY OBTAIN A RELEASE OF THE TRANSFERRED TAX LIEN BY PAYING THE PROPERTY TAX PAYOR ALL AMOUNTS DUE UNDER THE PROPERTY TAX LIEN PAYMENT AGREEMENT AT ANY TIME AFTER THE PROPERTY TAX PAYOR FILES A LIS PENDENS IN CONNECTION WITH A FORECLOSURE PROCEEDING OF THE SUBJECT PROPERTY. IF A PROPERTY TAX PAYOR FORECLOSES ON A TAX LIEN TRANSFERRED AS PROVIDED BY SECTION NINE HUNDRED SIXTY-TWO OF THIS TITLE, THE PERSON WHOSE PROPERTY IS SOLD AS PROVIDED BY SECTION NINE HUNDRED SIXTY-SIX OF THIS TITLE OR THE MORTGAGE SERVICER OF A PRIOR RECORDED FIRST MORTGAGE LIEN MORTGAGEE IS ENTITLED TO COMPEL RECONVEYANCE OF THE FORECLOSED PROPERTY FROM THE OWNER AT THE TIME OF RECONVEYANCE BY PAYING THE OWNER AT THE TIME OF RECONVEYANCE:

(A) ONE HUNDRED TWENTY PERCENT OF THE AMOUNT PAID BY THE PURCHASER AT THE FORECLOSURE SALE; AND

(B) THE AMOUNT REASONABLY SPENT BY THE PURCHASER IN CONNECTION WITH THE MAINTENANCE AND SAFE KEEPING OF THE PROPERTY PLUS THE LEGAL JUDGMENT RATE OF RETURN ON THAT AMOUNT. THE PROPERTY PURCHASER SHALL ONLY BE ENTITLED TO RECOVER THE COSTS CONTAINED WITHIN THIS PARAGRAPH IF THE PURCHASER PROVIDES WRITTEN PROOF OF ANY AND ALL COSTS INCURRED IN THE UPKEEP OF THE PROPERTY PRIOR TO RECONVEYANCE.

2. THE RIGHT OF RECONVEYANCE PROVIDED BY THIS SECTION MAY BE EXERCISED NOT LATER THAN THE ONE HUNDRED EIGHTIETH DAY AFTER THE DATE ON WHICH THE REFEREE'S DEED IS FILED IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY WHERE THE PROPERTY IS SITUATED.

S 968. DISTRIBUTION OF TAX LIEN INFORMATION. 1. TWICE ANNUALLY, EACH TAXING DISTRICT SHALL PROVIDE THE STATE COMPTROLLER A REPORT, IN SPREADSHEET OR COMMA DELIMITED ELECTRONIC FORMAT, OF ALL REAL PROPERTY ACCOUNTS IN SAID TAXING DISTRICT THAT HAVE UNPAID PROPERTY TAXES. THE REPORTS SHALL BE DUE ON OR AROUND JANUARY FIRST AND OCTOBER FIRST. THE JANUARY REPORT SHALL CONTAIN A LISTING OF ALL TAX ACCOUNTS THAT SHOW REAL PROPERTY TAXES DUE. THE OCTOBER REPORT SHALL CONTAIN A LISTING OF ALL TAX ACCOUNTS THAT SHOW REAL PROPERTY TAXES DELINQUENT. FOR EACH ACCOUNT, SAID LISTINGS SHALL INCLUDE THE DATA FROM THE TAX ROLL OF THE TAXING DISTRICT, INCLUDING BUT NOT LIMITED TO THE PROPERTY OWNER'S NAME AND ADDRESS, THE PROPERTY ADDRESS, THE PROPERTY PARCEL IDENTIFIER, THE PROPERTY TYPE CLASSIFICATION CODE (FOR EXAMPLE, AGRICULTURAL, RESIDENTIAL, COMMERCIAL, OR VACANT LAND), THE ASSESSED VALUE OF THE REAL PROPERTY AND THE IMPROVEMENTS THEREON, THE EXEMPTIONS, IF ANY, ON THE PROPERTY, AND THE YEAR(S) AND AMOUNT DUE OR DELINQUENT.

2. THE STATE COMPTROLLER SHALL CONSOLIDATE THE REPORTS FROM ALL TAXING DISTRICTS. THE STATE COMPTROLLER SHALL MAKE THE CONSOLIDATED REPORT AVAILABLE TO ANY PERSON UPON REQUEST, IN SPREADSHEET OR COMMA DELIMITED ELECTRONIC FORMAT, AT A REASONABLE PRICE NOT TO EXCEED FIVE HUNDRED DOLLARS.

3. THE STATE COMPTROLLER SHALL PROMULGATE RULES TO IMPLEMENT THIS SECTION.

S 2. This act shall take effect on the ninetieth day after it shall have become a law.