

MOW TO OWN

FAQS:

What is Adjudicated Property?

Each year the East Baton Rouge Sheriff's Office holds a tax sale of various properties for which the previous year's property taxes were not paid. At this tax sale, people may bid on these various properties and acquire a tax title. Not every property is bid on at the tax sale. The properties that receive no bids are "adjudicated" to the City of Baton Rouge and Parish of East Baton Rouge. By that action, the City-Parish is given a type of tax deed to the property.

Does the City-Parish Own Adjudicated Property?

No. The City-Parish only owns a type of tax deed to the property. The City-Parish has no right to enter the property (with the exception of police and fire needs or in connection with a condemnation proceeding or weed/blight proceeding). The City-Parish is also not liable for the property.

What is the Mow to Own Program?

State law allows the City-Parish to sell its interest in adjudicated property. Through Metropolitan Council approval, and various legal notices and time delays, a person may buy the property through the City-Parish. If that person has done good research on the property and all proper notices are given, that party can take good title to the property. These properties are normally sold at public bidding. The Mow to Own Program allows certain parties to avoid the public bidding and receive a preference in making an offer to purchase properties for which they and the property qualify.

Do I Qualify For the Mow to Own Program:

To qualify for this program:

1. The property in which you are interested must be Adjudicated in excess of 3 years; and
2. You must also own the property that adjoins the property in which you are interested (Your property must touch and/or abut the property in question);
3. You must have maintained the property in question in excess of one year.

What Does Maintain the Property Mean?

You have mowed the grass and/or picked up litter and debris from the property. You have kept the property in good care.

How Do I Prove That I Have Maintained the Property?

You and a third party (that is not related to you and has no interest in the property or your property) will sign an affidavit attesting that you have maintained the property.

How Do I find Out if the Property is Adjudicated?

The East Baton Rouge Assessor or the East Baton Rouge Sheriff can help with this process. When you contact any of these parties, you will need any and all information you may have on the property in question. Starting with the East Baton Rouge Sheriff is probably the best option.

Who Do I Contact When I Am Ready to Proceed Forward?

When you are ready to proceed, please contact the East Baton Rouge Parish Attorney's Office. 389-3114. That office will take your information, do some necessary preliminary research, and then give you a call to set up an appointment to discuss and open a file.

What Monies Are Required to Open a File?

The basic fee will be \$200.00 to open a file. Additional fees may be due if the property in question is on the CivicSource.com website. A listing of those fees will be provided to you before you open the file for your consideration.

How Much Should My Bid Be on the Property?

That is up to you. The East Baton Rouge Parish Attorney will provide you with some information on the property as to taxes owed, lien amounts, etc..... However, the amount you ultimately decide to bid is left to your discretion. Please understand that the Metropolitan Council will ultimately decide to accept your bid or not.

What Happens if I am the High Bidder?

If the Metropolitan Council approves your offer, the East Baton Rouge Parish Attorney's Office will send you a listing of all the things you need to do and the time frame to do them.

Apart From the Fees to Open the File and the Sales Price, What Other Costs Can I Expect?

You may want to hire an abstractor or real estate attorney to do an abstract of the property for you. You will have recording fees with the East Baton Rouge Parish Clerk of Court to record the Sale document, the proof of notices and advertisement, etc.....

Does CivicSource.com Have a Mow to Own Option Too?

Yes. If you desire to go through CivicSource to acquire this property, they do have a similar process. Although CivicSource is more expensive than going through the East Baton Rouge Parish Attorney, they will do all of your title work and leg work leading up to the closing of the sale. This includes the recording of the sale and other documents required by law.