



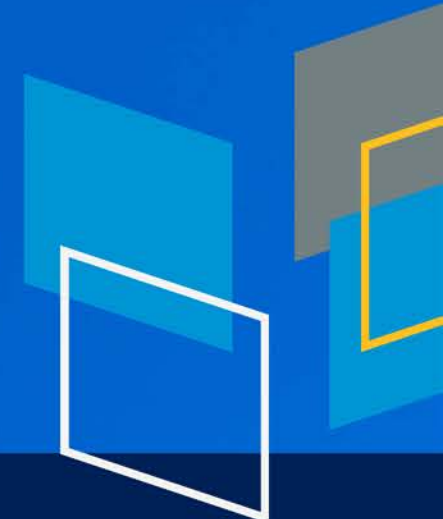
National Tax Lien Association

"Investing in America's Communities"™

A decorative graphic on the left side of the image, consisting of several overlapping squares and rectangles in shades of blue and yellow, some with white outlines.

**Helping Government, Fighting Blight,
& Building Stronger Communities.**

ntla.org



Adapting to Legal Shifts:

The Impact of Tyler v. Hennepin County
on State Tax Lien Processes

Presented By:



August 5th @ 3 pm (ET)

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Brad Westover, CTLP®

Executive Director, National Tax Lien Association (NTLA)

About NTLA

The National Tax Lien Association (NTLA) was **founded in 1997** as the only national non-profit trade association dedicated to America's tax sale industry. As the industry's centralized voice, we promote the benefits of tax lien and tax deed sales as reliable income for municipal, county, and state budgets while steadfastly remaining dedicated to assisting in the growth and success of our members and industry partners.

A background image showing the lower portion of a grand, classical building with many white columns. An American flag is visible on a pole in front of the building. The image is slightly blurred, giving it a sense of depth. In the top right corner, there are some blue and yellow geometric shapes.

**SHAPING THE FUTURE
OF THE TAX SALE INDUSTRY**

INTRODUCTION



Brian Seidensticker, CTLP®

VP & State Action Group Chair, National Tax
Lien Association (NTLA)
CEO, Tax Sale Resources



Matt Abee

Member, National Tax Lien Association (NTLA)
Partner, Nelson Mullins Riley & Scarborough LLP





Mark Manoil

Member, National Tax Lien Association (NTLA)
Manoil Kime PLC

ARIZONA

- On April 23, Arizona Governor Katie Hobbs signed SB 1431 into law, adding a new article to Arizona's tax collection and enforcement laws. The new law takes effect September 14, 2024 and applies to new tax enforcement cases filed after that date.
- The bill introduces an alternative post-judgment sale mechanism for delinquent taxpayers to access their property equity after satisfying tax liabilities.
- Tax liabilities include interest at 16%, penalties, and legal expenses of the foreclosure action and post-judgment sale process.
- The bill benefits property tax investors with explicit recovery of title report charges, the right to have the opening (credit) bid at the sale, and extinguishment of other state liens and encumbrances on the property.
- It also enhances recovery of legal expenses in traditional redemption cases by eliminating the requirement of service of process before redemption.
- The bill passed both houses with nearly unanimous votes, thanks to county treasurers' leadership and collaboration with investor community representatives, including NTLA members. The new sale process will probably require polishing with further legislative amendments.



Stephen Seal, CTLP®

Board Member, National Tax Lien Association (NTLA)
Maritime Land Group

COLORADO

- Treasurers are transitioning to new software for foreclosures, with no set timelines for implementation.
- The transition may take many months to complete.
- Treasurers are overworked and understaffed.
- They are significantly behind on pre-Tyler foreclosures that were in progress before the case decision.
- This delay is also affecting the timelines for conducting post-Tyler foreclosures.



Lynda Segneri

Member, National Tax Lien Association (NTLA)
Integrity Investment Fund

ILLINOIS

- No legislation has been passed yet, but the homeowner indemnity bill remains active.
- Cook County is pursuing an in-house tax buyer list system.
- The county faces challenges from groups advocating for a statewide government-run system.
-
- No court rulings determining how Tyler applies in Illinois.



Stephen Morel

Member, National Tax Lien Association (NTLA)
JurisDeed

LOUISIANA

- Recent legislative developments in Louisiana's tax sales have garnered support for US Assets' version of the tax sale code revision.
- This version aligns closely with the study group's proposal.
- The endorsement occurs amidst competing bills in the state legislature.
- The Louisiana Sheriffs Association opposes partial bid-down ownership, complicating the legislative landscape.
- Despite this opposition, investors have reportedly found ways to circumvent state laws on the issue.



Marc Rubinsohn

Board Member & Legislative Chair,
National Tax Lien Association (NTLA)
ProCapital

NEW JERSEY

- Governor Phil Murphy signed a groundbreaking bill, A3772/S2334, to save homeowners' equity in New Jersey tax foreclosures.
- This legislation aligns with the U.S. Supreme Court's verdict in Tyler v. Hennepin County, MN, benefiting homeowners.
- The NTLA and New Jersey Tax Collectors helped craft the bill.
- The bill guarantees homeowners can recover home equity exceeding their tax arrears.
- It updates New Jersey's tax sale framework to adhere to the Supreme Court's ruling.
- The court's decision prohibits governments from keeping surplus from tax foreclosures over the amount due in taxes, penalties, and interest.
- New Jersey law now allows a sheriff sale of tax-delinquent property, with excess proceeds reverting to the property owner.



Bruce Bronster

Board Member & PR Chair,
National Tax Lien Association (NTLA)
Bronster LLP

NEW YORK

- The New York City Council enacted a bill reauthorizing bulk tax lien sales after months of negotiations.
- The bill is currently awaiting the Mayor's signature.
- Regular tax lien sales were blocked during COVID to review and reassess the program.
- Since 1996, the City's Department of Finance (DOF) has converted real estate arrears into tax liens.
- The new bill permits the DOF to conduct tax lien sales through 2028.



Austin Barnes

General Counsel, National Tax Lien Association (NTLA)
Sandhu Law group

OHIO

- Ohio case-- Angelo D. Craig et al v. Brad Cromes, et al, CV-24-999435 filed 6/24/24
- Fundamental flaw—failed to name State of Ohio Attorney General
- Angelo Craig property—not owned by him at time of foreclosure case was filed but was in the name of Scott D. Vignone when the foreclosure was filed.
- Angela Taylor property—was rep. by an attorney at the time of the foreclosure action
- Abraham David property—case filed in common pleas court; normal sale
- Sarah Abraham property--forfeited by to tax certificate purchaser
- Likely to be dismissed on procedural grounds and substantive grounds.



A notable initiative is the establishment of **NTLA University**, offering online educational courses essential for developing successful tax lien and tax deed investment strategies.

ntlauniversity.com 



The only designation of its kind in the tax sale industry, the **Certified Tax Lien Professional (CTLP®)** designation was designed by the NTLA to signify a distinct level of knowledge and competency. Attaining this valuable distinction sets you apart from other industry professionals and can lead you to the next level in your career.

ntla.org/ctlp-certification 



Additionally, **NTLA Foundation**, a 501c3 , was created to serve troubled homeowners by providing property preservation solutions and acts as a valuable resource for local governments and NTLA members.

ntlafoundation.org 

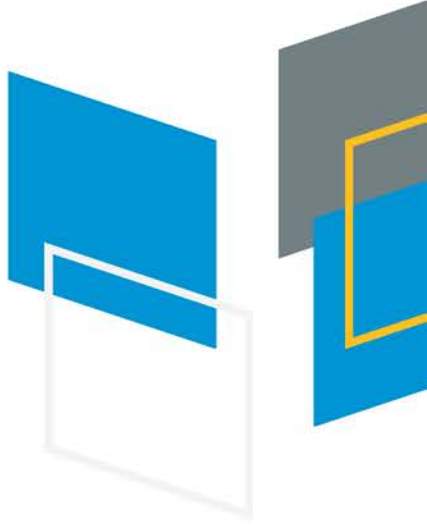


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Upcoming Webinars:



August 7th // 2024
6:00 pm (ET)

ASK A PRO
SERIES



August 28th // 2024
2 pm (EST)

Upcoming In-person Events:

2024 

FALL SYMPOSIUM

NEW ORLEANS, LA
SEPTEMBER 25 & 26

2025 

ANNUAL CONFERENCE & MEETING

SANIBEL, FL
FEB 19 - 21



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