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 Publishers of
RENO GAZETTE-JOURNAL
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STATE OF NEVADA
COUNTY OF WASHOE

SS. Tana Ciccotti

Being first duly sworn, deposes and says:
 as the legal clerk of the RENO GAZETTE-JOURNAL, a daily newspaper published in Reno, Washoe County, State of Nevada, that the notice:

 of adoption

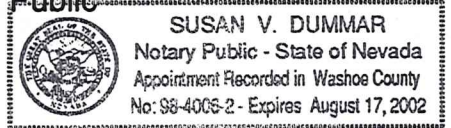
of which a copy is hereto attached, has been published in each regular and entire issue of said newspaper on the following dates to wit:

 April 26 May 3, 1999

Signed Tana Ciccotti

Subscribed and sworn to before me this
6th day of May, 1999

Susan V. Dummar
 Notary Public



PROOF OF PUBLICATION

NOTICE OF ADOPTION
 WASHOE COUNTY ORDINANCE
 NO. 1062

NOTICE IS HEREBY GIVEN THAT: Bill No. 1238 Ordinance No. 1062 entitled AN ORDINANCE AMENDING CHAPTER 20 OF THE WASHOE COUNTY CODE BY REVISING THE DATES ON WHICH CERTAIN ACTIONS MUST BE TAKEN TO PROCESS THE SALES OF TAX DELINQUENT PROPERTIES HELD BY THE COUNTY TREASURER, INCREASING THE MINIMUM INCREMENT BY WHICH THOSE WHO BID ON SUCH PROPERTIES MAY INCREASE THEIR BIDS AND REVISING THE METHOD OF MAKING DEPOSITS, AND THE AMOUNT OF SUCH DEPOSITS, WHICH ARE REQUIRED TO BE MADE BY SUCCESSFUL BIDDERS was adopted on April 20, 1999, by Commissioners Joanne Bond, Jim Gallo-way, Pete Sierrazza, Jim Shaw, and Ted Short and will become effective on Wednesday, May 5, 1999.

Typewritten copies of the ordinance are available for inspection by all interested persons at the office of the County Clerk, 75 Court Street, Reno, Nevada.

AMY HARVEY, Washoe County Clerk
 No.1684 Apr.26, May 3, 1999

000013 1062

PLEASE STAMP & SIGN FOR PAYMENT
 MAY 11 1999

SUMMARY: Amends Chapter 20 of the Washoe County Code by revising the dates on which certain actions must be taken to process the sales of tax delinquent properties held by the county treasurer, increasing the minimum increment by which those who bid on such properties may increase their bids and revising the method of making deposits, and the amount of such deposits, which are required to be made by successful bidders.

BILL NO. 1238

ORDINANCE NO. 1062

AN ORDINANCE AMENDING CHAPTER 20 OF THE WASHOE COUNTY CODE BY REVISING THE DATES ON WHICH CERTAIN ACTIONS MUST BE TAKEN TO PROCESS THE SALES OF TAX DELINQUENT PROPERTIES HELD BY THE COUNTY TREASURER, INCREASING THE MINIMUM INCREMENT BY WHICH THOSE WHO BID ON SUCH PROPERTIES MAY INCREASE THEIR BIDS AND REVISING THE METHOD OF MAKING DEPOSITS, AND THE AMOUNT OF SUCH DEPOSITS, WHICH ARE REQUIRED TO BE MADE BY SUCCESSFUL BIDDERS.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1. Chapter 20 of the Washoe County Code is hereby amended as set forth in Sections 2 through 5 of this ordinance.

SECTION 2. Section 20.471 of the Washoe County Code is hereby amended to read as follows:

20.471 Schedule for sale of property. Unless otherwise ordered by the board of county commissioners, the following schedule shall be substantially adhered to with respect to the sales of property held in trust by the county treasurer:

1. First full week in June. The tax receiver shall execute and deliver to the county treasurer a deed of the property described in certificates of trust as provided for in NRS 361.570 for the use and benefit of the state and county.

2. June 15. Treasurer's office staff shall deliver an inventory of such tax-delinquent parcels to the county engineer.

3. July 15. The county engineer shall forward one set of the county assessor's booklets with tax-delinquent parcels identified to local governments as defined in NRS 361.603 (including the regional planning commission and the University of Nevada system) for review and comments by officers and agents of such local governments, the planning commission and the university system.

4. August 15. Local governments, the regional planning commission and the University of Nevada system shall return their comments to the county engineer. If a local government or the University of Nevada system wishes to exercise the power specified in NRS 361.603, it shall file an application addressed to the board of county commissioners with the county manager and transmit a copy thereof to the county engineer. The county engineer shall incorporate such comments and the fact that applications have been made in his parcel reports.

5. September 15. The county engineer shall report to the board of county commissioners on all tax-delinquent properties held in trust with his recommendations.

6. Second Tuesday in October. The board of county commissioners shall:

(a) Approve tax-delinquent properties for sale to local governments, including the University of Nevada system and Washoe County; and

(b) Either approve remaining tax-delinquent properties for public sale; or

(c) Withhold certain of such remaining tax-delinquent properties from the scheduled sale. Such withheld properties shall be brought to the attention of the board of county commissioners yearly thereafter for further evaluation.

7. December 20. The county treasurer:

(a) Pursuant to subsection 3 of NRS 361.603, shall notify the last-known owners of all properties approved for sale.

(b) Shall have received all descriptive information to be contained in brochures from the county assessor and the county engineer, together with instructions from the board of county commissioners concerning publication and distribution of such brochures.

8. First Thursday in March. The county treasurer shall have informational brochures available for public review. Such brochures shall be open to public inspection in the offices of the county treasurer, the county assessor and the county engineer. Unless otherwise specifically ordered by the board of county commissioners, the county treasurer shall publish both legal notices of the sale and display ads for a period of not less than 20 days prior to the day of sale in some newspaper published within the county. The display ads shall:

(a) Contain a short description of the property to be sold, described in such manner as to be readily identified by the reader; and

(b) State the minimum base bid acceptable to the county.

9. May 1. With the completion of the 90-day notice required by NRS 361.603, conveyance by the county treasurer of such tax-delinquent properties to local governments and the University of Nevada system may be made.

10. Second Wednesday or Thursday in April. The county treasurer shall sell tax-delinquent property held in trust pursuant to the order of the board of county commissioners made on the second Tuesday in October, and annotate his records for such properties after the sales are completed.

11. June 30. The county treasurer shall report to the board of county commissioners, the county assessor and the county engineer the results of such sales and may make recommendations concerning subsequent sales.

SECTION 3. Section 20.473 of the Washoe County Code is hereby amended to read as follows:

20.473 Bids: Amounts; procedure.

1. Except as provided in subsection 2, no bid less than an amount equal to the sum of the delinquent taxes, costs of sale, penalties and interest, or an amount equal to the assessed value of the tax-delinquent property subject to sale, whichever is greater, shall be accepted by the county treasurer.

2. If the county treasurer finds that a property subject to sale is burdened by a legal or physical restraint upon its development which may inhibit bidders from bidding on the property, he may accept a bid of no less than an amount equal to the sum of the delinquent taxes, costs of sale, penalties and interest.

3. All sales shall be made subject to existing rights-of-way and easements of Washoe County, the City of Reno, the City of Sparks or the State of Nevada.

4. If the required base bid is \$500 or less, bidding increments shall be \$50. If the required base bid is more than \$500, the bidding increment shall be \$100.

5. If, during the bidding, one bidder offers another bidder a consideration to cease bidding, the bid and any subsequent bids of the bidder offering the consideration shall be disregarded by the county treasurer and may not be accepted.

SECTION 4. Section 20.475 of the Washoe County Code is hereby amended to read as follows:

20.475 Purchase price: Cash, cashier's or certified check.

1. The county treasurer shall not deliver a deed as provided in subsection 4 of NRS 361.595 to the successful bidder unless he has received the purchase price in cash, by cashier's check or by certified check.

2. The successful bidder shall deposit with the county treasurer in the form of cash, cashier's check or certified check the sum of \$500 (or purchase price if purchase price is less than \$500) immediately following the conclusion of the sale, and before 5 p.m. of the next working day deliver to the county

treasurer cash, a cashier's check or certified check in the amount of his bid, less the deposit. If the successful bidder fails to deliver to the county treasurer the cash, certified or cashier's check within the specified time, his deposit is forfeited to Washoe County, and shall be deposited to the credit of the county's general fund.

(a) For personal property sales pursuant to NRS 361.535, the county treasurer may require a deposit up to \$100 in the form of cash, cashier's check or certified check immediately following the conclusion of the sale, and before 12 p.m. of the next working day deliver to the county treasurer case, a cashier's check or certified check in the amount of his bid, less the deposit. If the successful bidder fails to deliver to the county treasurer the case, certified or cashier's check within the specified time, his deposit is forfeited to Washoe County, and shall be deposited to the credit of the county's general fund.

3. If the successful bidder does not deliver the purchase price within the time set forth in subsection 2, the county treasurer shall advise the second highest bidder, within 24 hours of the default, that he may tender the amount offered by the successful bidder by 5 p.m. of the next working day and be entitled to receive a deed to the property. If the second highest bidder does not tender the purchase price within the required time, there shall be declared no sale.

4. The county treasurer shall not accept personal checks from any successful bidder.

SECTION 5. Section 20.477 of the Washoe County Code is hereby amended to read as follows:

20.477 Final sales if no bids received.

1. If no bids are received on any parcel offered for sale the county treasurer may, after both legal notice and display ad, hold a final sale, at which time all such unsold parcels shall again be offered for sale. Prior to such sale, the county treasurer shall inform adjoining property owners of the availability of such parcels, their base sale prices and of the time and place of the final sale.

2. Bidding and payment procedures for such final sale shall be as specified in sections 20.473 and 20.475.

Proposed on the 23rd day of March 1999.
Proposed by Commissioner Joanne Bond.
Passed on the 20th day of April 1999.

Vote:

Ayes: **Joanne Bond, Jim Galloway, Pete Sferrazza,
Jim Shaw and Ted Short**

Nays:

Absent:

Jim Galloway

Chairman
Washoe County Commission

ATTEST:

Angi Harvey

County Clerk

This ordinance shall be in force and effect from and after the
5th day of May, 1999.