

Bidder Information

Registration Instructions

Registration begins at 5:00pm on the auction date at:

Waterbury City Hall
Veteran's Hall 2nd Floor
235 Grand Street, Waterbury, CT 06702

- (1) You cannot bid on a property unless you have registered for that property. **You must show proof of cash or a bank check made payable to yourself in the amount of \$3,000 per property you intend to bid on.** Once registered, you will be assigned a bidder number card; you must clearly display this card when bidding.

- (2) Registration requires the following:
 - Your name, address, and telephone number
 - The name the deed will be recorded in if you are the successful bidder.
 - The social security number or business ID number (TIN, collectively) of the name being recorded on the deed
 - If the deed will be recorded in an individual's name a valid, current photo ID (such as a driver's license) **Note: We will make a copy of your driver's license when you register so that we have the correct information to record on the deed**
 - Proof that the company name the deed is being recorded in (LLC, corporation, partnership, e.g.) is a duly registered entity and is an "active" status in the state the company is organized. **Note: If you are the successful bidder, if proof of company's official existence is not furnished within the ten day period given to pay the remainder of the accepted bid amount, the deed will be recorded in the name of the individual who pays the remaining amount due, and a copy of that person's license will be made so that we have the correct information to record on the deed. It will then become the company's responsibility and expense to have the deed recorded in the business name after the redemption period expires and the deed is recorded in the individual's name. If the individual does not furnish us with a copy of his license, the sale will be voided and the \$3,000 deposit will be forfeited.**

- (3) Proof of \$3,000 in cash, certified check, or cashier's check payable to yourself for *each property being registered*. **If you are the successful bidder, please note that this bid deposit may be NON-REFUNDABLE if you later decide not to consummate the sale. The Tax Collector, City of Waterbury, in his sole discretion, will make that determination.**

A notice to prospective bidders will be read prior to the start of the auction. Copies of this notice are distributed to each registered bidder.

The City of Waterbury has the right to accept or reject any and all bids. Some properties may be offered for less than the total amount due.

Notices to bidders:

- (1) Tax Sale properties are Private Property. The owners of them retain all of their rights to their property. You may not trespass on these private properties prior to or after the sale, even if you are the successful bidder, for a period of six months from the date of the sale. As trespassing on private property is a crime, you will be subject to arrest and prosecution if you do so.
- (2) Owners may not (register to) bid on their own property.
- (3) When a successful bidder on a property has been determined, he will be asked to return at that point to the registration table to complete paperwork and provide the registration fee. The auction will resume when this is done.
- (4) Successful bidders are required to notify the Tax Collector, City of Waterbury, in the event of a change of address or phone number during the redemption period (six months from the auction sale date). This is required so that the Tax Collector can contact you if and when the property is redeemed, or when the redemption period has expired and you become the owner of the property. You must notify the Tax Collector if you assign your rights to another party as well.
- (5) During the redemption period, successful bidders have an insurable interest in the property, and per state statute you may obtain casualty insurance on it to protect your interest, even though you are not the owner. Consult your insurance company to determine the specifics.