

Council Order: 2022-054A

**Introduced by: Town Manager Brian Howard
November 21, 2022**

**Amendment of Section 12-1 of the
General Ordinances of the Town of Randolph
Concerning Redemption of Tax Title Real Estate**

To see if the Randolph Town Council will vote to amend Section 12-1 of the general ordinances of the Town of Randolph concerning the redemption of tax title real estate as follows:

A. Delete the portion of Section 12-1(C)(1) which currently reads as follows:

- (1) The Town has not filed a petition to foreclose the rights of redemption with the Land Court and the recording date of the Instrument of Taking recorded in the Norfolk Registry of Deeds or Norfolk Registry District of the Land Court must be no more than ten (10) years from the date of the proposed Agreement;

And replace it with the following:

- (1) The Town has not filed a petition to foreclose the rights of redemption with the Land Court;

B. Delete the portion of Section 12-1(C)(3) which currently reads as follows:

- (3) The Redeemer, at the time of execution of said Agreement, must pay to the Town a minimum of twenty-five percent (25%) of the amount due to redeem the Parcel. The Redeemer must then agree to pay the remaining balance due to the Town in three (3) equal installments over a period not to exceed three (3) years, with one (1) installment payment due each year.

And replace it with the following:

- (3) The Redeemer, at the time of execution of said Agreement, must pay to the Town a minimum of twenty-five percent (25%) of the amount due to redeem the Parcel. The Redeemer must then agree to pay the remaining balance due to the Town in no more than sixty (60) equal installments over a period not to exceed five (5) years, with one (1) installment payment due each month.

C. Delete the portion of Section 12-1(D) which currently reads as follows:

- D. After the Town has received the initial installment and two (2) additional installment payments pursuant to the Agreement, the Redeemer shall be entitled to a credit equal to fifty percent (50%) of the accrued interest on the delinquent tax amount. This credit shall be applied against the final installment due under the Agreement.

And replace it with the following:

- D. After the Town has received the initial installment and forty-eight (48) additional installment payments pursuant to the Agreement, the Redeemer shall be entitled to a credit equal to fifty percent (50%) of the accrued interest on the delinquent tax amount. This credit shall be applied against the final twelve (12) installments due under the Agreement. The Redeemer shall be permitted to pre-pay any installment payment due under the Agreement at any time.