



Time Saver for Tax Sale Buyers

Meridian Title Corporation offers its tax sale certification for customers who purchase properties at county tax sales and receive a subsequent tax deed. When the customer wants to transfer title and a title insurance policy is going to be issued in connection with the transfer, our product can be an alternative to a quiet title lawsuit.

An in-depth review of the tax sale proceeding is performed to determine if the property qualifies for certification. Once certified, the tax sale buyer may proceed to closing without the necessity of obtaining a quiet title judgment.

The standard turn time to determine whether your property qualifies for this program is 10-15 business days after we receive the tax sale noticing. This can be expedited if there is a pending purchase agreement. At the time the tax sale buyer sells the property, the subsequent fees are listed on the chart listed here.

Tax Sale Certification Fees (varies based on policy amount)

Vacant Land	Certification Fee*
\$0-\$10,000	\$1,000
** Fee chart below will apply to vacant land costs over \$10K	
Improved Land	Certification Fee*
\$1-\$25,000	\$1,450
\$25,001-\$75,000	\$1,950
\$75,001-\$200,000	\$2,200
\$200,001 and above	Call for a quote

**The first \$350 of the certification fee is due when the order is placed and is non-refundable. The remainder of the certification fee is due at closing.*

The tax sale certification fee is in addition to and separate from any settlement fees such as title search, title premium, and any settlement costs, etc. For your total closing costs, please call for a quote.



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