

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



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TO: All County Assessors, Auditors, and Commissioners
FROM: Micah G. Vincent, Commissioner *MGV*
RE: HEA 1568: Developer's Discount; Sale of Vacant Parcels
DATE: June 6, 2013

On April 29, 2013, Governor Mike Pence signed into law House Enrolled Act 1568 ("HEA 1568"). Sections 2 and 6 amend statutes that govern matters related to property assessment. These changes are effective July 1, 2013. Please note that this memorandum is intended to be an informative bulletin; it is not a substitute for reading the law.

Section 2 amends IC 6-1.1-4-12 so that for purposes of the "Developer's Discount," a financial institution that holds land that: (1) has been subdivided into lots; or (2) re-zoned for, or put to, a different use; qualifies for a land development exception in which the reclassification of the land is delayed.

Section 6 amends IC 6-1.1-24-6.8, which governs the procedures for incorporating a parcel not sold at a tax sale into an adjacent parcel. Where IC 6-1.1-24-6.8 allows a county executive that holds a certificate of sale for a vacant parcel to sell the parcel to a contiguous residential property owner, section 6 makes the following changes:

- (1) It provides that the vacant parcel or the certificate of sale for the vacant parcel will be sold to the successful applicant for \$1, plus the amount of certain costs incurred by the county in the sale. (Under current law, the sale price does include costs incurred by the county.)
- (2) It provides that for purposes of the statute, a "vacant parcel" includes an improved parcel. (Current law provides that a "vacant parcel" includes only an unimproved parcel.)
- (3) It specifies that the county executive may offer for sale the vacant parcel or the certificate of sale for a vacant parcel.
- (4) It eliminates the property tax exemption for a vacant parcel acquired by a contiguous residential property owner.
- (5) It provides that a contiguous residential property owner who receives a tax deed for a vacant parcel may not sell the vacant parcel for one year.

If you have any questions, please contact Assessment Division Director Barry Wood at (317) 232-3762 or bwood@dlgf.in.gov.