

St. Louis County Trustee Program - Frequently Asked Questions

What is the Trustee Office?

The Trustee Office sells or transfers title to real property that has remained unsold for three consecutive years at the Collector of Revenue's tax sale auction, and is at least five years delinquent in real property taxes. The Director of Revenue serves as the Trustee for St. Louis County.

What does the Trustee do with the parcels?

The Trustee's Office makes the parcels available for bid to private parties. The Trustee is responsible for recovering, to the maximum extent possible, the back taxes owed to the taxing authorities, including school and fire districts, community college and special school districts, sewer districts, zoo and library districts.

Who can bid on a Trustee parcel?

Both, residents and non-residents of Missouri may bid on a Trustee parcel. Non-residents must meet the requirements of 140.190.2 & 3 of RSMo before a Trustee's Deed will be provided.

What is the minimum bid for a Trustee parcel?

The minimum bid amount is the higher amount of the following two options:

- The base tax due, which consists of back taxes and sewer lateral fees, without interest and penalties, all costs incurred (title search, recording fees and postage); **or**
- Twenty percent of the Assessor's opinion of value of the parcel and all costs incurred (title search, recording fees and postage). The Assessor's opinion of value is determined during the bid process.

The minimum bid for parcels with less than \$100 owed in delinquent taxes is \$100. The amount of back taxes owed may be viewed online at <http://revenue.stlouisco.com>. Extraordinary circumstances will be considered on a case-by-case basis and may result in consideration of a bid that doesn't meet the minimum bid requirements.

How can I submit a bid?

The Trustee's Office accepts completed bid forms at any time during the year. Bidder must be current on their property taxes, and must provide proof of paid personal and real property taxes.

How long does it take before I receive the deed to the parcel?

It typically takes ten to twelve weeks to complete all the steps of the bidding process, legislative approval and mailing the deed to the new owner.

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What happens if there are multiple bids for the same parcel?

If multiple bids are received for the same parcel, all bidders are invited to submit a sealed bid by a deadline established by the Trustee. The highest bid continues in the process and the rest of the sealed bids are rejected. If multiple bids are received by the Trustee that satisfy the minimum bid requirements, the Trustee may recommend, on a case-by-case basis, approval of a bid from an adjoining parcel owner in preference to a bid from a non-adjoining parcel owner without a sealed bid process.

What are the steps of the bid process?

The bid process consists of the following steps, and typically takes ten to twelve weeks to complete:

1. **Receipt and Review of the Bid Form** and all accompanying documents to insure that bid requirements are met
2. **On-site inspection** by an appraiser from the Assessor's staff
3. **Review by the St. Louis Economic Development Partnership** to determine redevelopment status
4. **Review by the Planning Department** to determine redevelopment status.
5. **Notification of Adjoining Parcel(s) Owners** to advise them of the bid received and invite bids
6. **Review by the Council Member** in whose district the parcel is located
7. **Request for Payment:** The bidder is required to deliver the payment in the form of a cashier's check or money order within 30 days of the date of the letter
8. **County Executive Review** and Recommendation
9. **County Council Review** and Approval
10. **Recording of Trustee Deed** and Certificate of Value
11. **Trustee Deed Mailed** to New Owner

Does the Trustee's Deed erase all previous liens on the parcel?

No. St. Louis County does not have clear title to Trustee parcels. The purchaser may initiate action to quiet title with a lawsuit brought in civil court in order to quiet any challenges or claims to the title.

Contact Information

Department of Revenue/Trustee Office
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