

**INSTRUCTIONS FOR THE SUBMISSION OF SEALED BIDS**  
**[FORFEITED LAND COMMISSION (FLC) BIDDER PROPERTIES]**

**THE FLC SEALED BID AUCTION HELD (01/07/2022 – 01/28/2022)**  
**ASSIGNS THE FLC BID TO YOU AS PER S.C. CODE SECTION 12-59-80**

We will only accept your Bid submitted on the FLC Sealed Bid Form and placed in a sealed envelope by the 5:00 PM deadline Friday, January 28, 2022. The sealed bids must be physically in the office by the deadline as we will not accept post mark dates. If you mail your bid form(s) send it to: **ATTN: FLC Sealed Bid Sale, Charleston County Revenue Collections, 4045 Bridge View Dr STE B110, North Charleston, SC 29405.**

- **\*\*\* You must be a registered bidder to bid in the FLC Sealed Bid Auction\*\*\*.** If you are not a previously registered bidder from our last tax sale on December 13, 2021 you must register now and pay the \$10 bidder fee and receive a bidder number in order to enter a sealed bid in the current FLC Sealed Bid Auction. Please contact us @ 843-202-6570 if you have any questions or need to register as a bidder.
- **If you were a registered bidder in the regular tax sale which was held on December 13, 2021 it will not be necessary to register or pay your \$10.00 fee again. You should only use the same bidder number that you were already registered with when you participated in the December 13, 2021 Tax Sale.**
- **We will have sealed bid forms on hand for you.** The FLC Bidder Properties Listing and FLC Sealed Bid Form may be viewed and downloaded from a link on the Charleston County Website ([www.charlestoncounty.org](http://www.charlestoncounty.org)). These FLC bidder properties are properties that were previously for sale in the December 13, 2021 tax sale, but were not bid on and were therefore retained by the FLC as the winning bidder at that time. **Important:** The redemption period begins on the date of each tax sale and ends 365 days later. This means that the redemption period began on December 13, 2021 and will end on December 14, 2022 at 5:00 PM.
- If you are the successful bidder and the property is not redeemed by the December 14, 2022 redemption deadline and all legally required processes were done correctly, a tax deed will be issued to you within approximately 90 days *after the end of the redemption deadline.*
- **You must turn in one FLC Bid Form for each property you are placing a bid on.** If you have multiple bids you may place all of those bid forms in one envelope. Please remember that this is a sealed bid auction so the bid form must be in a sealed envelope when you turn it in. **The bid at the highest amount, over the minimum, will be declared the winning bid and that bidder will be notified by telephone by Wednesday, February 9, 2022 or as soon as possible.** If you bid more than once on the same property your highest bid wins if it is the highest bid on the property. The total bid amount, in cash or certified funds, will be due immediately upon notification. We do not accept personal checks. In the event the winning bidder does not comply by the next business day or on a mutually agreed upon timeframe from the notification date they will be considered in default on all their bids and the next highest bidder will be notified and declared the winning bidder. Please do not call the office wanting to know if you won a bid. You will be notified by us.
- **Your bid must be \$100.00 over the Opening Bid Amount shown on the list or Greater, in whole dollars.**
- **All Bidders must fill out all the requested information on the FLC Sealed Bid Form correctly. If you do not comply with this request your bid will be considered void.**
- **You must use your recently assigned bidder number from the 12/13/2021 Tax Sale on all sealed bids.**

**Important Note:** **In the event that a successful bidder fails to comply and is found to be in default on any property, all bid offers made by that bidder will be considered void. Defaulting bidders will not be allowed to participate in any future tax auctions and will also be subject to \$500 damages cost per defaulting bid imposed by S.C. Code Section 12-51-70.** We strongly caution you to investigate each property thoroughly prior to bidding. No characterization or warranty as to quality, quantity or condition of property is set forth by this offer. Remember that these properties have been rejected by other buyers or are being placed back up for sale due to a default by a bidder from the previous tax sale. The resulting titles may require legal action on your part. It is recommended that you speak with your attorney if you are not familiar with tax deeds or government bills of sale on mobile homes. All sales are final, please be cautious. **Please wait until you receive a letter from us to mail your original bidder receipt back to us. After we receive your bidder receipt please allow twenty (20) business days to receive your check from us before you call us inquiring about your bidder check not being received.**

<p>The Charleston County Forfeited Land Commission was created by Title 12, Chapter 59, of the South Carolina Code of Laws. It is the Commission's responsibility to vote on accepting property for which there is no bid offered at the annual county tax auction. As a result of accepting property, they also vote to dispose of said property in a way that is in the 'best interest of the County' as per the S.C. Code of Laws, Section 12-59-40.</p>
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