

**Program #72038 - DART Tax Title**
**FY 2026 Adopted**
**Department:** County Management

**Program Contact:** Jeffrey Brown

**Program Offer Type:** Operating

**Program Offer Stage:** Adopted

**Related Programs:**
**Program Characteristics:**
**Program Description**

Management of property while in county ownership is detailed in Multnomah County Code Chapter 7 and Oregon Revised Statutes. Tax foreclosed properties are deeded to the County in the September/October time frame each year at which time collaboration with County departments and community agencies for housing, services, and support for occupants of tax foreclosed properties takes place. Also, work with qualified former owners of record which may, upon the County Board's approval, be repurchased. Special considerations may be considered based on health, safety, housing, and economic conditions. The program also manages a portfolio of approximately 200 long-held, vacant, unimproved parcels of land. Maintenance of properties is carried out through agreements and reimbursement to the Department of County Assets Facilities and Property Management Division. Property disposition includes public sales, private sales, or donation to governments/nonprofits, at the discretion of County management.

Note: The May 25, 2023, US Supreme Court Ruling in Tyler v. Hennepin County will have a yet to be determined operational impact to the program in FY 2026.

**Performance Measures**

Measure Type	Performance Measure	FY24 Actual	FY25 Budgeted	FY25 Estimate	FY26 Target
Output	Properties remaining in Tax Title inventory	215	205	205	200
Outcome	Properties placed back on the tax roll & into community use	15	0	0	6

**Performance Measures Descriptions**

The goal of the program is to first apply rigorous foreclosure avoidance measures and, if deeded, reinstate tax foreclosed properties to the tax roll. In a typical year 10 to 15 properties are placed back onto the tax rolls by way sale. In addition, the program manages a large inventory of approximately 205 long-held, undeveloped properties. These consist of small strips, irregular lots along roadways, survey remnants and similar. Purchase and donation requests occasionally arise and the properties are sold when legal descriptions are re-established enabling them to legally transact.

## Legal / Contractual Obligation

Oregon Revised Statutes (ORS) 275 details how counties are to manage and dispose of tax foreclosed properties. ORS 312 details the foreclosure process & responsibilities of the county. ORS 271 provides guidance concerning the transfer of foreclosed properties to nonprofits & government agencies. ORS 98 details procedures concerning abandoned property & vehicles at foreclosed property. County Code Chapter 7 states how tax foreclosures are to be managed and disposed of. NOTE: The May 25, 2023 US Supreme Court ruling in Tyler v. Hennepin County, and ongoing Oregon Revised Statute creation to conform to the decision, will have a vet to be determined operational impact to the program in FY 2026.

## Revenue/Expense Detail

	Adopted General Fund	Adopted Other Funds	Adopted General Fund	Adopted Other Funds
Program Expenses	2025	2025	2026	2026
Personnel	\$267,233	\$0	\$278,636	\$0
Contractual Services	\$357,135	\$0	\$187,137	\$0
Materials & Supplies	\$14,245	\$0	\$14,245	\$0
Internal Services	\$110,484	\$0	\$70,440	\$0
<b>Total GF/non-GF</b>	<b>\$749,097</b>	<b>\$0</b>	<b>\$550,458</b>	<b>\$0</b>
<b>Program Total:</b>	<b>\$749,097</b>		<b>\$550,458</b>	
<b>Program FTE</b>	1.60	0.00	1.60	0.00

Program Revenues				
Other / Miscellaneous	\$750,000	\$0	\$50,000	\$0
<b>Total Revenue</b>	<b>\$750,000</b>	<b>\$0</b>	<b>\$50,000</b>	<b>\$0</b>

## Explanation of Revenues

This program is supported by the General Fund. In addition the program generates:

\$50,000 Total sales of Tax Foreclosed Properties (public sales, auctions, repurchases, and private sales) Prior to deeding property to Multnomah County, the program directs a rigorous foreclosure avoidance outreach. If foreclosure avoidance efforts are successful it can significantly reduce the number of properties deeded to, and subsequently sold by, Multnomah County. Prior to Tyler v. Hennepin County, if the program's revenues exceeded the operating costs, the excess would be distributed in accordance with ORS 275.275, and per the formula provided in ORS 311.390. Net revenues will not be distributed in the same manner for FY 2026 pending statutory and regulatory mandated changes, in light of U.S. Supreme Court Ruling in Tyler v. Hennepin County.

## Significant Program Changes

**Last Year this program was:** FY 2025: 72038 DART Tax Title

Property tax foreclosures were significantly impacted by a US Supreme Court ruling that invalidated Oregon law surrounding the handling of these properties by the County. For the upcoming 2025 legislative session, DART anticipates changes to this program that will likely result in funding changes. These changes will affect sales proceeds and costs to process these sales. As a result revenue, estimates have been reduced from \$750,000 FY 2025 to \$50,000 FY 2026; correspondingly, expenses are reduced by \$200,000.