

Treasurer's Deed

If you are the holder of the Tax Lien Certificate a Treasurer's Deed may be issued 3 years from the date of the original sale, upon proper application and notification.

Per Colorado House Bill 24-1056, the Treasurer's Deed process has changed effective July 1, 2024. Deeds will no longer be automatically issued to the lien holder, instead the option for Treasurer's Deed will be sold through a public auction to the highest bidder. This auction provides an opportunity for the property to be sold at fair market value as determined by bidding. At the conclusion of the auction, the lawful holder of the tax lien certificate will have the option to redeem for the auction purchase price if they would like to take ownership of the property.

The only person(s) who may apply for the option for Treasurer's Deed is the lawful holder of the tax lien certificate, and the option is only available for real property and mineral rights, at this time.

How Do I Apply?

1. Please contact the Treasurer's Office at 719-767-5657 or email us at cctreas@rebeltec.net to request an application.
2. Return the completed application and the application fee (\$650 for real property, \$300 for severed minerals) to our office at PO Box 157, 51 1st Street Cheyenne Wells, CO 80810.
 - The application fee is a title expense which include title commitment and policy, advertising charges, mailing fees, posting fees, auction expenses, and any additional charges accrued in procedures by statute for issuance of a Treasurer's Deed.
 - If you are returning more than one application, please include a separate check for each application fee.
3. The Treasurer's Deed process takes approximately five to six months, given no unforeseen problems. The auction takes place four months (120 days), after the first date of advertising. Advertising is initiated as soon as the title commitment and certified mailing to legally interested parties are complete.
4. The auction for Treasurer's Deed will take place if redemption is not made prior to the execution date. The Treasurer's Deed is then recorded with the Cheyenne County Clerk and Recorder.

Reminders

- The Treasurer's Deed will not be issued until all subsequent property tax liens are paid in full.
- A Treasurer's Deed is a nonmarketable title for seven years. You may deed the property to another individual; however, you may not warrant the title. Please contact an attorney or title company for further information. The Treasurer's Office is unable to advise you on this matter.
- If the certificate is redeemed prior to deed issuance, you will receive your investment, interest, and your application fee in full. Premium bids are not included in redemption, and no interest is earned on the application fee.