

RULES FOR CITY SALE OF REAL ESTATE

- All bids are subject to acceptance and approval by City Council by resolution. Any bid may be rejected by Council for any reason.
- “Successful Bidder” is defined, for all purposes, to mean 1) a bidder whose bid is accepted by resolution of City Council and 2) is not delinquent in paying real estate taxes and any and all other taxes of any type owed to any of the taxing districts where the property is located and has no municipal utility bills that are more than six months outstanding. All delinquent items shall be cured prior to or at closing by cashier’s check, certified check or money order payable to the applicable municipal authority or agency.
- Closing shall occur within thirty days of City Council approval by resolution.
- All payments shall be in the form of a cashier’s check, certified check or money order payable to the City of Bethlehem. No cash will be accepted.
- The successful bidder shall be required to provide a deposit in the amount of 10% of the accepted bid within ten (10) days of City Council approval.
- Failure to close shall result in the bidder forfeiting half of the deposit, the other half will be returned to the bidder.
- The successful bidder shall be responsible for the payment of all transfer taxes and the cost of recording the deed in the Recorder of Deeds Office.
- The balance of the purchase price plus all applicable taxes and costs shall be paid at the time of closing.
- The City will issue a deed to the successful bidder which shall not contain any warranty either general or special.
- The City makes no representation or warranty as to lot lines or deed description and it will not make any survey on a property sold.
- The successful bidder will be responsible for any and all costs associated with any zoning, planning or related attempts to develop the property.
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