



Anoka County

PROPERTY RECORDS & TAXATION DIVISION

Respectful, Innovative, Fiscally Responsible

Confession of Judgment

A confession of judgment is a payment plan that enables a taxpayer to repay delinquent taxes over time to prevent forfeiture. The contract combines all delinquent taxes, penalties, special assessments, costs and accumulated interest into a single sum. Contract interest accrues on the unpaid balance monthly. One installment is due annually by December 31st for the duration of the contract. Current year taxes must be kept up to date each year as well. The contract balance can be paid in full at anytime without penalty.

Contract terms and eligibility requirements are dictated by the State of Minnesota and can be found in MS Statute 279.37.

The legal right to confess is restricted to certain parties including the owner, heir of the owner, lender under a mortgage agreement, buyer under a contract for deed, a power of attorney or a party holding a life estate.

The contract terms are determined by the property classification for real property only.

<u>Residential Homestead Property</u>	<u>Residential Non-Homestead Property</u>	<u>Commercial/Industrial Property</u>
<ul style="list-style-type: none"> • 10 year plan • 7% interest rate* • Down payment is 10% of the total delinquent balance • Setup fee \$100 • 9 annual installments 	<ul style="list-style-type: none"> • 10 year plan • 10% interest rate • Down payment is 10% of the total delinquent balance • Setup fee \$100 • 9 annual installments 	<ul style="list-style-type: none"> • 5 year plan • 10% interest rate • Down payment is 20% of the total delinquent balance, plus all special assessments • Setup fee \$100 • 4 annual installments

To successfully establish a confession of judgment contract:

1. Contact Property Records & Taxation to schedule an appointment and receive an estimate.
2. Pay any current year property taxes that are past due.
3. Acquire secured funds such as cashier’s check or money order for the down payment and set up fee.
4. Provide verification of eligibility and sign official contract.

Default

Default occurs when you fail to pay an annual installment, current year taxes, or both. Anoka County will mail a notice to confessors in default status that describes all unpaid debts and the impending contract cancellation. If it remains unpaid after the grace period, the contract is officially annulled, and property is subject to tax forfeiture proceedings.

*Interest rate on residential homestead properties is subject to change and determined by the State.

