



# HOUSE BILL 247: Avery/Crossnore Deed Record./Delinquent Taxes.

2023-2024 General Assembly

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<b>Committee:</b>	House Rules, Calendar, and Operations of the House	<b>Date:</b>	March 14, 2023
<b>Introduced by:</b>	Rep. Greene	<b>Prepared by:</b>	Billy Godwin
<b>Analysis of:</b>	Second Edition		Anna Parsons Staff Attorneys

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**OVERVIEW:** *House Bill 247 would prohibit the Avery County Register of Deeds from recording deeds transferring property in the Town of Crossnore unless the deed has a certificate from the Town's tax collector stating that no municipal taxes are delinquent.*

**CURRENT LAW:** The Avery County Register of Deeds is prohibited from recording any deed unless it is accompanied by a certificate from the Avery County Tax Collector indicating that all County taxes and municipal taxes collected by the County have been paid.<sup>1</sup> For property in Newland<sup>2</sup>, Banner Elk<sup>3</sup>, Sugar Mountain<sup>4</sup>, and Elk Park<sup>5</sup>, the Avery County Register of Deeds is also prohibited from recording any deed unless it is accompanied by a certificate from the municipalities' tax collector that all delinquent municipal taxes have been paid.

**BILL ANALYSIS:** House Bill 247 would add the Town of Crossnore to the list of municipalities in Avery County that require deeds be accompanied by a certificate from the Town's tax collector indicating all delinquent Town taxes have been paid.

**EFFECTIVE DATE:** The act would become effective October 1, 2023.

**BACKGROUND:** Each municipality in Avery County collects its own taxes.

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<sup>1</sup> Chapter 305 of the 1963 Session Laws.

<sup>2</sup> S.L. 1997-410.

<sup>3</sup> S.L. 1998-73.

<sup>4</sup> S.L. 2010-51.

<sup>5</sup> S.L. 2014-69.

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