

ORDINANCE NO 05-04-2015

AN ORDINANCE OF THE SWITZERLAND COUNTY BOARD OF COMMISSIONERS REQUIRING THE FILING OF COUNTY DISCLOSURE FORM WHEN CERTAIN CONVEYANCE DOCUMENTS ARE PRESENTED TO THE COUNTY ASSESSOR

WHEREAS the State of Indiana requires an Indiana Sales Disclosure Form (SDF) to be filed when most conveyance documents are filed with the County Assessor, and

WHEREAS the Board has determined that it is in the best interest of the public and property owners of Switzerland County that a County Sales Disclosure Form be filed in other circumstances not presently required by the State,

NOW, THEREFORE, be it ORDAINED by the Board of Commissioners of the County of Switzerland, State of Indiana, as follows:

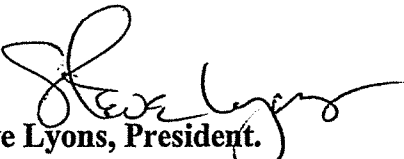
Section I.

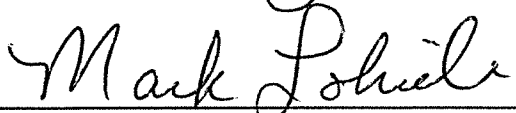
1. The Switzerland County Sales Disclosure Form (SCSDF), properly completed shall be filed with the Switzerland County Assessor for the following additional transactions:
 - a. Quit Claim Deeds, even if not serving as a source of title;
 - b. A transfer for no consideration or a gift;
 - c. A document recorded to correct a prior recorded document; or
 - d. A transfer of real estate based upon the filing of an affidavit.
2. A fee of five (\$5.00) shall be paid to the Switzerland County Auditor when the SCSDF is filed for the purposes listed under paragraph 1. That fee shall be deposited into the County General Fund.
3. The SCSDF required by this Ordinance shall be retained by the County Auditor and need not be submitted to the State.

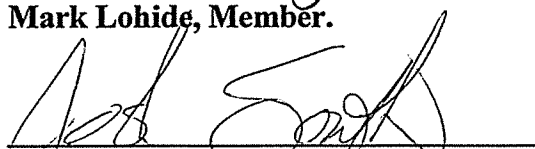
Section II.

1. This Ordinance shall be in full force and effect upon passage and repeals Switzerland County Ordinances 07-02-12 and 03-19-07-2.


APPROVED and ADOPTED this 4th day of May, 2015 by the SWITZERLAND COUNTY BOARD OF COMMISSIONERS.


Steve Lyons, President.


Mark Lohide, Member.


Josh South, Member

ATTEST:


Gayle Rayles, Auditor
Switzerland County, Indiana

Prepared by Wilmer E. Goering II
Switzerland County Attorney

**SWITZERLAND COUNTY
SALES DISCLOSURE FORM**

SCSDF Date: _____

BUYER/GRANTEE and SELLER/GRANTOR			
A. PROPERTY TRANSFERRED – MUST BE CONVEYED ON A SINGLE CONVEYANCE DOCUMENT			
<i>1. Property ID Number</i>	<i>Check box if applicable to parcel</i>	<i>5. Complete Address of Property</i>	<i>6. Complete Tax Billing Address (if different from property address)</i>
A.)	<input type="checkbox"/> <i>2. Split</i> <input type="checkbox"/> <i>3. Land</i> <input type="checkbox"/> <i>4. Improvement</i>		
<i>7. Legal Description of Parcel A:</i>			
B.)	<input type="checkbox"/> <i>2. Split</i> <input type="checkbox"/> <i>3. Land</i> <input type="checkbox"/> <i>4. Improvement</i>		
<i>7. Legal Description of Parcel B:</i>			
B. CONDITIONS – IDENTIFY ALL THAT APPLY		C. ADDITIONAL INFORMATION FOR ITEMS LISTED IN TABLE B	
YES NO CONDITION		1. Conveyance date (MM/DD/YYYY):	
<input type="checkbox"/> <input type="checkbox"/> 101. Quit Claim Deed.		2. Total number of parcels:	
<input type="checkbox"/> <input type="checkbox"/> 102. Transfer for no consideration or gift.		3. Describe any unusual or special circumstances related to this transfer, including the specification of any less-than-complete ownership interest.	
<input type="checkbox"/> <input type="checkbox"/> 103. Converted deed or other document to correct an error.		_____	
<input type="checkbox"/> <input type="checkbox"/> 104. Transfer based on filing an affidavit.		_____	
YES NO CONDITION		_____	
<input type="checkbox"/> <input type="checkbox"/> 4. Family or business relationship existing between buyer and seller? Amount of discount: \$ _____		_____	
<i>Disclose actual value in money, property, a service, an agreement, or other consideration.</i>		_____	
Sale Price _____		YES NO _____ _____	
		IS THIS A RENTAL PROPERTY _____ _____	

D. PREPARER

Preparer of the Switzerland County Sales Disclosure Form

Title

Address (Number and Street)

Company

City, State, and ZIP Code

Telephone Number

E. SELLER(S)/GRANTOR(S)

Seller 1 – Name as appears on conveyance document

Seller 2 – Name as appears on conveyance document

Address (Number & Street)

Address (Number & Street)

City, State and ZIP Code

City, State and ZIP Code

Telephone Number

Telephone Number

F. BUYER(S)/GRANTEE(S)

Buyer 1 – Name as appears on conveyance document

Buyer 2 – Name as appears on conveyance document

Address (Number & Street)

Address (Number & Street)

City, State and ZIP Code

City, State and ZIP Code

Under penalties of perjury, I hereby certify that this Sale Disclosure, to the best of my knowledge and belief, if true, correct and complete.

Signature of Seller

Signature of Seller

Printed Name of Seller Sign Date (MM/DD/YYYY)

Printed Name of Seller Sign Date (MM/DD/YYYY)

Signature of Buyer

Signature of Buyer

Printed Name of Buyer Sign Date (MM/DD/YYYY)

Printed Name of Buyer Sign Date (MM/DD/YYYY)