

Lee County Tax Deed Sales

Accessing Auction Site

Anyone can access the tax deed site to view property listings, but in order to gain full access to the auction website, and to place bids, you must log in with a user name and password. A registration link on the homepage will guide you through the process of creating a free account. When logged in as a registered user, you will have access to direct links to the Tax Collector, Property Appraiser, and street views of parcels associated with tax deeds.

Participating in Auctions/Placing Bids & Deposits

In order to place a bid on tax deed auctions, your deposit must be received on time:

- Wire Payments need one business day to clear
- Cash and certified fund deposits may be made at our office by 4:00PM the day prior to the sale. Please have your bidder number with you.

Bids cannot be placed until funds have settled, and show as “Available” in your bidder account. Even if a transaction has been made or approved, funds can’t be used until shown as available.

Name on Title

The site allows the use of multiple names in which to take title. This feature is accessible using the “Manage Name(s) on Title” section from your bidder account. While you may set up several different names and addresses for titles, you must select which name you would like to appear on a particular tax deed – this is how the buyer’s name will appear on the recorded document in the Official Records.

It is the bidder’s responsibility to select and verify the name on title. No changes can be made to the tax deed after the sale.

If you are the winning bidder:

You will need to confirm your payment option at the end of the sale regardless of how payment will be made. Your final transaction cannot be completed until this has been done.

Payment must be made by 1:00 the following business day after the auction. If it is not received by that time, your deposit will be forfeited, the property will be reset in another sale, and you may be barred from participating in future auctions.

Researching Public Records Online

There are several ways to begin searching tax deed records

1. Start at the auction site (<https://lee.realtaxdeed.com>) to view properties scheduled in upcoming auctions. Click on a sale date in the calendar to view listings for that day. Links within the listings can be followed for more records.
2. View tax deed files in the case management system (<https://lee.realtaxdm.com/public/cases/list>). Enter the tax deed number obtained from the auction site (above). You can also search other criteria such as sale date or party name.

These are the main ways to view tax deed files. Please note that in order for your research to be thorough, you will likely need to access other records, including the Official Records, Tax Collector, Property Appraiser, and real estate sources. The Clerk cannot assist with the determination of liens and encumbrances, and cannot provide legal advice.

WARNING: BUYER BEWARE!

The Lee County Clerk sells tax deed properties “as is”. The Clerk and the Lee County Tax Collector do not guarantee clear title on tax deed sales. It is the buyer’s responsibility to research properties for liens, other encumbrances, structures, tenants, etc., that may affect title or use of the property. Bidders are urged to seek legal advice before purchasing tax deed property.

We recommend reading the FAQs on the auction site at www.lee.realtaxdeed.com (top of the page) and www.leeclerk.org on the Property Sales page.

Some Helpful Numbers and Websites

Clerk of Court – Tax Deeds

Deposit Bidder Funds
Redeem Certificates
Purchase Tax Deeds
239-533-2800
taxdeeds@leeclerk.org

Clerk of Court – Foreclosures

239-533-5000
Info_Civil@leeclerk.org

Physical Address

1700 Monroe St, 1st Floor
Fort Myers, FL 33901

Lee County Tax Collector

Purchase Tax Certificates
Make Tax Payments
www.leetc.com

Lee County Property Appraiser

Property Information
239-533-6100
www.leepa.org

Physical Address

2480 Thompson Street
Fort Myers, FL 33901

RealAuction – Tax Deeds

Online Tax Deed Auction
www.lee.realtaxdeed.com

RealTDM

Tax Deed Files/Documents
www.lee.realtdm.com

RealAuction – Foreclosures

Online Foreclosure Sales
www.lee.realforeclose.com

Florida Statutes

www.leg.state.fl.us/statutes