

CHAPTER 284**ACTIONS INVOLVING TAX TITLES**

284.04 Action to quiet title.

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Any person holding a tax certificate issued under section 280.03 or 280.11 at any time after the expiration of the period of redemption from the tax sale on which such certificate was issued may commence an action in the district court of the county where the land embraced in such certificate lies, to quiet title thereto, without taking possession of such land; and any person who claims or appears of record to have any interest in or lien upon the same, or any part thereof, may be made defendant. At the time of the commencement of such action the plaintiff shall file a notice of the pendency of the action with the county recorder, as provided by law. If it shall appear that the plaintiff's title is invalid for any cause other than one which renders the taxes embraced in such certificate void, the court shall not dismiss such action, but ascertain the amount due the plaintiff for all taxes, interest, penalties, and costs embraced in such certificate, and of all subsequent taxes, penalties, interests, and costs paid by the plaintiff or the plaintiff's assignors, with interest thereon at the rate of 12 percent per annum from the date of such certificate or payment, and adjudge the same to be a lien against such land in favor of such holder, and direct a sale thereof to satisfy such judgment and costs of sale. All the provisions of sections 284.01 to 284.03, relating to the sales therein provided for and to redemptions therefrom, shall be applicable to sales authorized by this section.

History: 1997 c 7 art 1 s 119