

91.514 Vesting title in purchases -- Title subject to designated liens -- Exceptions.

- (1)
 - (a) Upon the confirmation of the sale by the court and the expiration of the right of redemption provided in KRS 91.511, the title to any real estate purchased from the master commissioner pursuant to KRS 91.481 to 91.527 shall vest in the purchaser.
 - (b) The title of the real estate shall be an absolute estate in fee simple, subject to rights-of-way of public utilities on which tax has been otherwise paid, and subject to any right of redemption of the United States of America, if any.
 - (c) All persons, including the Commonwealth of Kentucky, minors, persons judicially found to be of unsound mind, absentees, and nonresidents who may have had any right, title, interest, claim, or equity of redemption in or to, or lien upon the land shall be barred of all right, title, interest, claim, lien, or equity of redemption, and the court shall order that immediate possession of the real estate be given to the purchaser.
 - (d) Any person barred under paragraph (c) of this subsection shall have as his or her exclusive remedy a claim for a share of the proceeds of the sale of the real estate by the master commissioner.
- (2) Any title vested under this section shall be subject to the liens of any tax bill which may have attached to the parcel of real estate:
 - (a) Prior to the time of the filing of the petition affecting the parcel of real estate not then delinquent; and
 - (b) After the filing of the petition and prior to the expiration of the period provided for redemption and not including any answer to such petition.
- (3) If the parcel of real estate is sold to the city or to a land bank authority created pursuant to KRS 65.350 to 65.375, the title shall be free of any liens to the extent of the interest of any taxing authority in any such real estate.
- (4) The title shall not be subject to the lien of special tax bills which have attached to the parcel of real estate, but the lien of the special tax bill shall attach to the proceeds of the master commissioner's sale or to the proceeds of the ultimate sale of the parcel by the city.
- (5) Failure of any party other than the purchaser to follow the procedures set out in KRS 91.481 to 91.527 shall not affect the vesting of title in the purchaser.

Effective: July 15, 2026

History: Amended 2026 Ky. Acts ch. 48, sec. 17, effective July 15, 2026. -- Amended 1992 Ky. Acts ch. 314, sec. 4, effective July 14, 1992. -- Amended 1988 Ky. Acts ch. 91, sec. 2, effective July 15, 1988. -- Amended 1982 Ky. Acts ch. 409, sec. 10, effective July 15, 1982. -- Created 1980 Ky. Acts ch. 47, sec. 11, effective July 15, 1980.