



HOW TO SUBMIT AN OFFER ON MILWAUKEE COUNTY REAL ESTATE

To purchase a tax-deeded residential or commercial property from Milwaukee County review the following Step-by-Step Guide — from listing to closing. Real estate purchases support the County’s mission to foster growth, revitalize neighborhoods, and create opportunities for residents and businesses. Thank you for your interest.

1. Explore Properties

- Visit the Milwaukee County Real Estate Listings page to view all available properties.

Scan the QR code or visit the [Milwaukee County Real Estate Listings page](#) to view all available properties.



- Review property details, including appraised value, zoning information, and sale conditions.
- Note that properties are sold “as-is.”

2. Prepare Financial Documents

- Obtain a valid pre-approval letter from a financial institution if financing is required.
- OR If paying in cash, prepare documentation proving available funds.

3. Terms of Sale

- Milwaukee County properties are sold via quit-claim deed, meaning the County does not provide warranties regarding the property’s condition or title.
- Properties must meet the Economic Development Buyer’s Criteria, such as no delinquent taxes or unresolved code violations within Milwaukee County.
- Ensure compliance to avoid disqualification.

4. Submit Offer

Milwaukee County properties are listed on the MLS to ensure broad visibility, but all offers must follow the Invitation to Bid (ITB) process outlined in the property listing.

Work with a Buyer’s Agent

- Collaborate with a buyer’s agent to access and review the ITB documents.
- Agents offer guidance throughout the process and will help prepare a competitive offer.

Find the ITB Online

- Alternatively, if an agent is not involved, the ITB documents can be accessed by visiting the Milwaukee County Economic Development website under the Bids/RFPs section.

Scan the QR code or visit: [Milwaukee County Economic Development Bids & RFPs](#)



To Prepare Submission

- Complete the ITB forms provided by licensed agent or downloaded from the website.
- Include all required documentation, including the Offer to Purchase.
- In the initial round, Milwaukee County must reject any offer that is below the appraised value.
- Include a valid pre-approval letter from a financial institution if financing or include proof of funds for a cash offer.
- Include a signed Buyer's Affidavit.
- Include a signed Bid Form.
- Fill out the Buyer Intent Form.

Submit Bid

- Ensure all documents are properly completed and submitted as specified in the ITB instructions.
- Submit your sealed bid to the designated address before the deadline.
- Note: late or incomplete submissions will not be considered.

5. Evaluation

- After the bidding or offer period closes, Milwaukee County's Economic Development Division will evaluate all submissions.
- Offers will be assessed based on their compliance with bidding requirements, financial readiness, and community impact, such as owner-occupancy preference.

6. Follow up Notification

- Within one week of the submission deadline, Milwaukee County will notify all bidders of the status of their offer or ask for additional information.
- If offer is selected, you will be notified by the County and may be asked to provide additional documentation or clarification.
- If offer is not accepted, you will be informed. The property may remain available for future bids.

7. If No Favorable Offer Is Received

- If no offer meets the appraised value minimum threshold or is otherwise deemed advantageous to the County, the property will remain listed on the MLS beyond the closed bidding process.
- Offers may continue to be submitted and reviewed on a rolling basis, outside of the closed bidding timeline, until a favorable offer is received.

8. Finalize the Purchase

- All County real estate sales require Certification, which includes approval by designated County officials.
- This step ensures the sale meets legal and procedural standards.
- Once Certification is obtained, Milwaukee County will issue a quit-claim deed and provide a title commitment showing the status of the property's title.
- Purchaser is responsible for closing costs, including the Wisconsin Real Estate Transfer Fee and other applicable expenses.

9. Closing

- Attend the closing meeting to finalize the transaction.
- Upon completion, ownership of the property is obtained.

Additional Information

If you have any questions or need assistance, contact Milwaukee County Economic Development at 414-897-2384.

The Milwaukee County gives preference to offers that support neighborhood revitalization and owner-occupancy.