
By: **Delegate Mitchell**
Introduced and read first time: February 11, 2000
Assigned to: Economic Matters

Committee Report: Favorable
House action: Adopted
Read second time: March 14, 2000

CHAPTER _____

1 AN ACT concerning

2 **Real Property - Foreclosure Sales - Notice and Disclosure Requirements**

3 FOR the purpose of requiring a person authorized to sell real property to foreclose a
4 lien to send a certain notice to the county or municipal corporation where the
5 property subject to the sale is located within a certain amount time; requiring a
6 county or municipal corporation that receives a certain notice to disclose
7 whether the county or municipal corporation has any outstanding liens, charges,
8 taxes, or assessments against certain property within a certain amount of time;
9 and generally relating to notice and disclosure requirements for foreclosure
10 sales on real property.

11 BY adding to
12 Article - Real Property
13 Section 14-126
14 Annotated Code of Maryland
15 (1996 Replacement Volume and 1999 Supplement)

16 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
17 MARYLAND, That the Laws of Maryland read as follows:

18 **Article - Real Property**

19 14-126.

20 (A) IN ADDITION TO ANY OTHER FORECLOSURE REQUIREMENTS UNDER THE
21 LAW, AFTER THE COMMENCEMENT OF AN ACTION TO FORECLOSE A LIEN ON REAL
22 PROPERTY AND BEFORE MAKING A SALE OF THE PROPERTY SUBJECT TO THE LIEN,
23 THE PERSON AUTHORIZED TO MAKE THE SALE SHALL NOTIFY THE COUNTY OR

1 MUNICIPAL CORPORATION WHERE THE PROPERTY SUBJECT TO THE LIEN IS
2 LOCATED, NOT LESS THAN 15 DAYS PRIOR TO SALE, OF:

3 (1) THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PERSON
4 AUTHORIZED TO MAKE THE SALE; AND

5 (2) THE TIME, PLACE, AND TERMS OF SALE.

6 (B) A COUNTY OR MUNICIPAL CORPORATION THAT RECEIVES THE NOTICE
7 DESCRIBED UNDER SUBSECTION (A) OF THIS SECTION SHALL NOTIFY THE PERSON
8 AUTHORIZED TO MAKE THE SALE OF ANY OUTSTANDING LIENS, CHARGES, TAXES, OR
9 ASSESSMENTS THAT THE COUNTY OR MUNICIPAL CORPORATION HAS AGAINST THE
10 PROPERTY NOT MORE THAN 10 DAYS AFTER RECEIVING THE NOTICE OF SALE.

11 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
12 October 1, 2000.