

HOUSE BILL 992

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2003 Regular Session
3lr2436
CF 3lr2402

By: **Delegate Krysiak**
Introduced and read first time: February 14, 2003
Assigned to: Rules and Executive Nominations
Re-referred to: Environmental Matters, February 27, 2003

Committee Report: Favorable with amendments
House action: Adopted
Read second time: March 21, 2003

CHAPTER 189

1 AN ACT concerning

2 ~~Baltimore City~~ **Real Property - Prerequisites to Recording - Exemptions**

3 FOR the purpose of ~~providing that~~ altering certain provisions of law regarding
4 prerequisites to transferring certain property on the assessment books or
5 records; providing that certain provisions of law regarding transferring certain
6 property on the assessment books or records do not apply in Baltimore City
7 under certain circumstances; and generally relating to prerequisites to
8 transferring property on the assessment books or records ~~in Baltimore City~~.

9 ~~BY repealing and reenacting, without amendments,~~
10 ~~Article - Real Property~~
11 ~~Section 3-104(b)~~
12 ~~Annotated Code of Maryland~~
13 ~~(1996 Replacement Volume and 2002 Supplement)~~

14 BY repealing and reenacting, with amendments,
15 Article - Real Property
16 Section ~~3-104(e)(3)~~ 3-104(b) and (c)(3)
17 Annotated Code of Maryland
18 (1996 Replacement Volume and 2002 Supplement)

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

1

Article - Real Property

2 3-104.

3 (b) (1) Except as provided in subsection (c) of this section, property may not
4 be transferred on the assessment books or records until:

5 (i) All public taxes, assessments, and charges ~~due~~ CURRENTLY
6 DUE AND OWED on the property have been paid to the treasurer, tax collector, or
7 director of finance of the county in which the property is assessed; and

8 (ii) All taxes on personal property in the county due by the
9 transferor have been paid when all land owned by him in the county is being
10 transferred.

11 (2) The certificate of the collecting agent designated by law, showing that
12 all taxes, assessments, and charges have been paid, shall be endorsed on the deed,
13 and the endorsement shall be sufficient authority for transfer on the assessment
14 books.

15 (3) Except as provided in subsection (c) of this section, in Cecil, Charles,
16 Dorchester, Harford, Howard, Kent, Queen Anne's, Somerset, and St. Mary's counties
17 no property may be transferred on the assessment books or records until (1) all public
18 taxes, assessments, any charges due a municipal corporation, and charges due on the
19 property have been paid as required by law, and (2) all taxes on personal property in
20 the county due by the transferor have been paid when all land owned by him in the
21 county and municipal corporation is being transferred. The certificate of the collecting
22 agent and municipal corporation designated by law showing that all taxes,
23 assessments, and charges have been paid, shall be endorsed on the deed and the
24 endorsement shall be sufficient authority for transfer on the assessment books.

25 (c) (3) Subsection (b) of this section does not apply in BALTIMORE CITY AND
26 Anne Arundel, Baltimore, Carroll, Frederick, or Washington counties to any deed
27 transferring property to the county when the controller or treasurer of the county has
28 certified that the conveyance does not impair the security for any public taxes,
29 assessments, and charges due on the remaining property of the grantor.

30 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
31 October 1, 2003.