

HOUSE BILL 935

Q2

5lr0441

By: **Prince George's County Delegation**

Introduced and read first time: February 13, 2015

Assigned to: Ways and Means

A BILL ENTITLED

1 AN ACT concerning

2 **Prince George's County – Tax Sales – Foreclosure for Abandoned Property**

3 **PG 410–15**

4 FOR the purpose of authorizing the governing body of Prince George's County to file a
5 complaint to foreclose all rights of redemption in certain abandoned property at any
6 time after the date of sale; and generally relating to foreclosing the right of
7 redemption in abandoned property in Prince George's County.

8 BY repealing and reenacting, without amendments,

9 Article – Tax – Property

10 Section 14–824 and 14–833(a) and (a–1)(1) and (2)

11 Annotated Code of Maryland

12 (2012 Replacement Volume and 2014 Supplement)

13 BY repealing and reenacting, with amendments,

14 Article – Tax – Property

15 Section 14–833(g)

16 Annotated Code of Maryland

17 (2012 Replacement Volume and 2014 Supplement)

18 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

19 That the Laws of Maryland read as follows:

20 **Article – Tax – Property**

21 14–824.

22 (a) Except as provided in subsection (b) of this section, the governing body of a
23 county or other taxing agency shall buy in and hold any property in their respective

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 counties offered for sale for nonpayment of any taxes for which there is no private
2 purchaser.

3 (b) The Mayor and City Council of Baltimore City may buy in and hold any
4 abandoned property for which there is no private purchaser for the amount of the minimum
5 bid set pursuant to § 14–817(c)(2) of this subtitle.

6 (c) The governing body of the county and other taxing agency have the same
7 rights and remedies with regard to the property as other purchasers, including the right to
8 foreclose the right of redemption.

9 (d) A certificate of sale in the form provided in this subtitle shall be issued by the
10 collector in the name of the Mayor and City Council of Baltimore City or the governing body
11 of the county or other taxing agency.

12 14–833.

13 (a) Except as provided in subsections (a–1), (e), (f), and (g) of this section, at any
14 time after 6 months from the date of sale a holder of any certificate of sale may file a
15 complaint to foreclose all rights of redemption of the property to which the certificate
16 relates.

17 (a–1) (1) The holder of a certificate of sale may not file a complaint to foreclose
18 the right of redemption until at least 2 months after sending the first notice and at least 30
19 days after sending the second notice required under this subsection to:

20 (i) the person who last appears as owner of the property on the
21 collector's tax roll; and

22 (ii) 1. the current mortgagee of the property, assignee of a
23 mortgagee of record, or servicer of the current mortgage; or

24 2. the current holder of a beneficial interest in a deed of trust
25 recorded against the property.

26 (2) The holder of a certificate of sale is not required to provide the notices
27 under this subsection if subsection (e), (f), or (g) of this section applies to the property.

28 (g) When the Mayor and City Council of Baltimore City **OR THE GOVERNING**
29 **BODY OF PRINCE GEORGE'S COUNTY** becomes the holder of a certificate of sale
30 purchased in accordance with § 14–824 of this subtitle, the Mayor and City Council of
31 Baltimore City **OR THE GOVERNING BODY OF PRINCE GEORGE'S COUNTY** may file a
32 complaint, at any time after the date of sale, to foreclose all rights of redemption in
33 abandoned property consisting of:

34 (1) a vacant lot; or

1 (2) improved property cited as vacant and unfit for habitation on a housing
2 or building violation notice.

3 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June
4 1, 2015.