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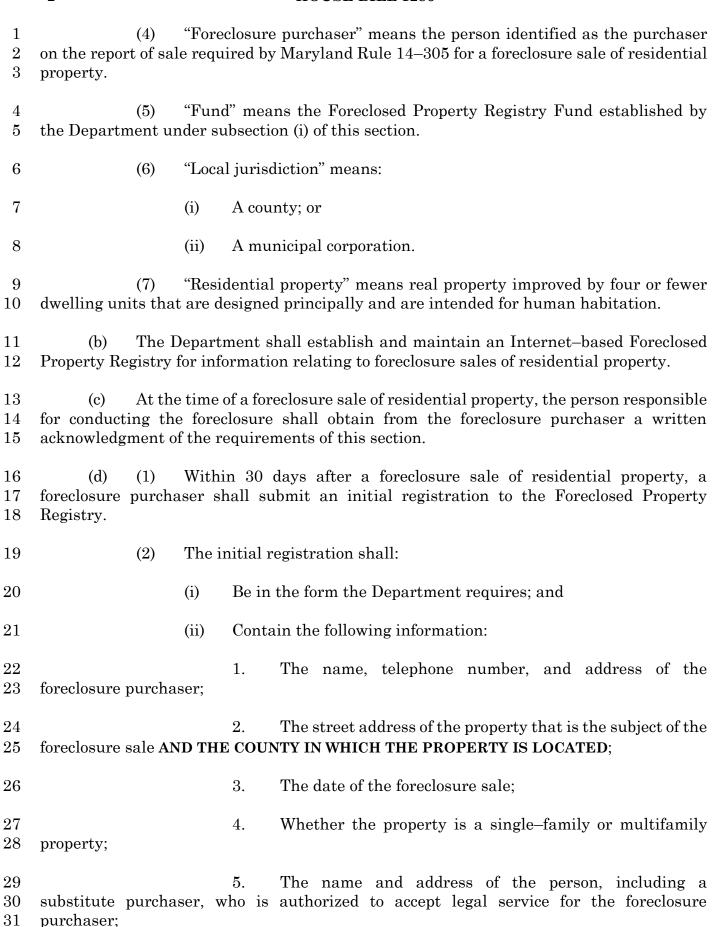
By: Delegates Long, Cluster, Grammer, Lam, Metzgar, and O'Donnell

Introduced and read first time: February 12, 2016 Assigned to: Environment and Transportation

A BILL ENTITLED

1	AN ACT concerning			
2 3	Residential Property – Foreclosed Property Registry – Notification to Local Jurisdictions			
4 5 6 7 8 9	registration of a residential property in the Foreclosed Property Registry in the Department of Labor, Licensing, and Regulation; requiring the Department to promptly send an electronic copy of the initial registration of a residential property to certain local officials under certain circumstances; and generally relating to the			
10 11 12 13 14	Article – Real Property Section 14–126.1 Annotated Code of Maryland			
15 16	,			
17	Article - Real Property			
18	14–126.1.			
19	(a) (1) In this section the following words have the meanings indicated.			
20 21	(2) "Department" means the Department of Labor, Licensing, and Regulation.			
22 23	(3) "Foreclosed Property Registry" means the Foreclosed Property Registry established by the Department under subsection (b) of this section.			





$\frac{1}{2}$	time of registration	6. :	To the best of the foreclosure purchaser's knowledge at the	
3		A.	Whether the residential property is vacant; and	
4 5	person who is respo	B. ensible for t	The name, telephone number, and street address of the he maintenance of the property; and	
6 7	property.	7.	Whether the foreclosure purchaser has possession of the	
8 9 10	(3) Within 30 days after a deed transferring title to the residential property has been recorded, the foreclosure purchaser shall submit a final registration to the Foreclosed Property Registry.			
11	(4)	The final r	egistration shall:	
12		(i) Be i	n the form the Department requires; and	
13 14	registration:	(ii) Con	tain the following information as of the date of final	
15 16	the deed;	1.	The name, telephone number, and address of the owner on	
17		2.	The date of the ratification of the sale; and	
18		3.	The date the deed was recorded.	
19	(e) (1)	The filing f	Gees for registering a residential property are:	
20 21	(i) \$50 for an initial registration filed within the time period required under subsection (d)(1) of this section; and			
22 23	required under subs) for an initial registration filed after the time period 1) of this section.	
24	(2)	There is no	o fee for a final registration.	
25 26	(3) nonrefundable.	A filing	fee paid under paragraph (1) of this subsection is	
27	(4)	A local jur	isdiction may enact a local law that imposes a civil penalty	

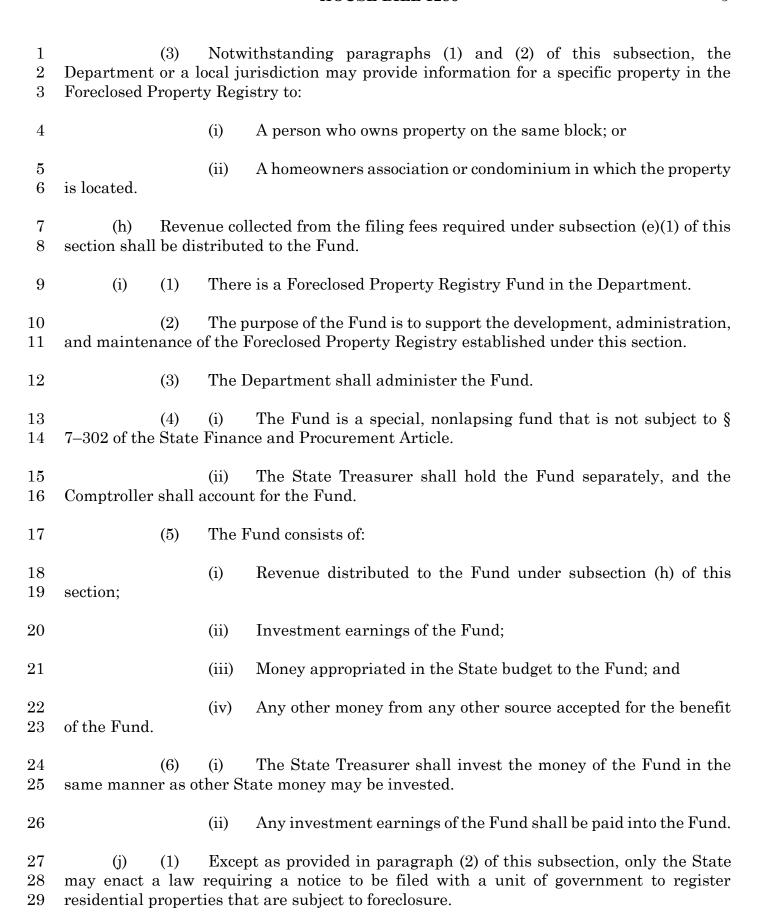
for failure to register under this section in an amount not exceeding \$1,000.

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- 1 (f) Subject to paragraph (2) of this subsection, a local jurisdiction that, in (1)2 accordance with any applicable building code or local ordinance, abates a nuisance on a 3 residential property registered under this section or takes action to maintain a residential 4 property registered under this section may collect the cost associated with the abatement or other action as a charge included on the residential property's property tax bill. 5 6 The cost associated with an abatement or other action taken 7 under paragraph (1) of this subsection may not be included as a charge on the residential 8 property's property tax bill unless the local jurisdiction provides advance written notice in 9 accordance with subparagraph (ii) of this paragraph to: 10 1. The person identified in the registry who is authorized to accept legal service for the foreclosure purchaser; and 11 12 2. The person identified in the registry who is responsible for 13 the maintenance of the property. 14 (ii) The notice described in subparagraph (i) of this paragraph shall: 15 Describe the intended abatement or other action the local 16 jurisdiction intends to take; and Be provided: 17 2. 18 A. In accordance with the notice provisions of the applicable 19 building code or local ordinance; or 20 В. If the applicable building code or local ordinance does not provide for notice, at least 30 days before the local jurisdiction abates the nuisance or takes 2122action to maintain the property. 23 (1) The Foreclosed Property Registry: (g) 24Is not a public record as defined by § 4–101 of the General (i) 25 Provisions Article; and 26 Is not subject to Title 4 of the General Provisions Article. (ii) 27 (2)**(I)** The Department may authorize access to the Foreclosed Property Registry only to local jurisdictions, their agencies, and representatives and State agencies. 28 29 (II) AFTER RECEIVING THE INITIAL REGISTRATION OF A 30 RESIDENTIAL PROPERTY, THE DEPARTMENT SHALL PROMPTLY ELECTRONIC COPY OF THE INITIAL REGISTRATION TO THE APPROPRIATE OFFICIAL 31
- 33 MUNICIPAL CORPORATION IN WHICH THE RESIDENTIAL PROPERTY IS LOCATED.

OF THE COUNTY AND, ON REQUEST, TO THE APPROPRIATE OFFICIAL OF THE



(2) This subsection does not restrict or otherwise affect the ability of a unit of government to require a registration or notice to be filed for a purpose other than one relating to foreclosure, even if a property to be identified in the registration or notice is subject to foreclosure.

5 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect 6 October 1, 2016.