



City of Frostburg

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Elizabeth Stahlman
City Administrator

February 3, 2020

The Honorable William C. Smith, Jr.
Chair, Judicial Proceedings Committee
Maryland State Senate
Miller Senate Office Building
Annapolis, Maryland 21401

RE: Senate Bill 289

Dear Mr. Smith:

Please accept this correspondence in support of Senate Bill 289. In recent years, an increasing challenge for the City has been properties that have transferred ownership without City taxes or utilities being paid. By requiring the municipalities in Allegany County to provide a "tax-stamp" for any property before the deed is recorded, as is the case in many other Maryland counties, the burden will be rightfully placed on the seller.

Most often this has occurred with problem properties that have been abandoned and have unpaid taxes and utilities and may also have an active code enforcement file. Deed transfer is an opportune time for the City to correct these issues and make certain that the accounts are up to date when there is a new owner. Without this enforcement mechanism, the City may not be able to collect its debts, and the new owner is faced with unanticipated sums owed to the City.

It is my understanding that this change in law would be implemented at the Allegany County Tax & Utility Office, and that there would be no effect to state resources.

Thank you in advance for your consideration of this matter.

Sincerely,

Elaine Jones, CPA
Director of Finance