



SB 819

Judicial In Rem Tax Foreclosure - Notice Requirements

Hearing before the Senate Judicial Proceedings Committee

Feb. 26, 2026

POSITION: Favorable

Community Law Center (CLC) is a 501(c)(3) nonprofit organization, which is a legal partner to Maryland neighborhoods and nonprofits in pursuit of more just and vibrant communities. CLC provides direct legal representation to communities and nonprofits on issues like tax exemption and organizational governance, real estate, contracts, intellectual property, employment law, and more. We advocate on issues that impact our Maryland neighborhood and nonprofit clients, including nuisance and vacant properties and tax sale.

CLC supports SB 819 to clarify the rules for judicial in rem tax foreclosures, and to make it easier to use to this tool to address vacant and abandoned properties. The bill will change the notice requirements when an in rem foreclosure complaint is filed, bringing it in line with the Maryland Rules for serving complaints on interested parties. Interested parties will still receive proper notice and have the opportunity to respond to the filing. The bill will merely remove an additional requirement to send notice and a copy of the complaint within five days of filing the complaint, a turnaround time which is not always possible. This will streamline the process for filing judicial in rem foreclosure cases, without impacting the constitutional due process requirements of providing notice to interested parties. The result will be increased capacity for Baltimore City and Maryland counties to bring these judicial in rem foreclosures and address the negative impacts of vacant properties.

CLC supports SB 819. Thank you for the opportunity to testify.

For the above reasons,

CLC urges a FAVORABLE VOTE ON SB 819.

Please contact Shana Roth-Gormley, Staff Attorney at Community Law Center, with any questions.

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