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*Legislative District 40*



**THE SENATE OF MARYLAND**  
ANNAPOLIS, MARYLAND 21401

Testimony for Senator Hayes in Support of Senate Bill 819 — Judicial In Rem Tax Foreclosure –  
Notice Requirements

February 26, 2026

Dear Madam Chair and Fellow Members of the Senate Finance Committee,

Senate Bill 819 improves the judicial in rem tax foreclosure process by modernizing notice requirements for vacant and abandoned properties. This legislation strengthens procedural clarity while ensuring that interested parties receive notice consistent with established Maryland court procedures.

Under current law, counties and municipalities must send notice by first-class and certified mail when initiating a judicial foreclosure action. SB 819 updates this requirement by providing that complaints be served in accordance with the Maryland Rules. This change aligns statutory notice procedures with existing court service standards, promoting consistency, reliability, and due process protections.

The bill supports local governments' ability to address long-term vacant and unsafe properties that contribute to neighborhood decline and public safety concerns. By clarifying service requirements, SB 819 helps reduce procedural barriers that can delay remediation, rehabilitation, or productive reuse of abandoned properties while preserving property owners' opportunity to cure delinquent taxes prior to judgment.

This legislation represents a practical and balanced approach that enhances efficiency in the foreclosure process while maintaining fair notice to all interested parties.

I urge a favorable report on Senate Bill 819.

Respectfully,

Senator Antonio L. Hayes

40th Legislative District — MD

**Position:** Favorable