
By: Senators Derr and Ferguson (Frederick County Senators)

Introduced and read first time: January 31, 1997

Assigned to: Budget and Taxation

A BILL ENTITLED

1 AN ACT concerning

2 **Frederick County - Rights of Redemption - Limit on Reimbursement of Foreclosure**
3 **Expenses**

4 FOR the purpose of providing that in Frederick County certain persons are not entitled
5 to be reimbursed for certain expenses in connection with the foreclosure of a right
6 of redemption that are incurred within a certain period after the tax sale.

7 BY repealing and reenacting, with amendments,
8 Article - Tax - Property
9 Section 14-843
10 Annotated Code of Maryland
11 (1994 Replacement Volume and 1996 Supplement)

12 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
13 MARYLAND, That the Laws of Maryland read as follows:

14 **Article - Tax - Property**

15 14-843.

16 (a) Except as provided in subsection (b) of this section, on redemption, the
17 plaintiff or the holder of a certificate of sale is entitled to be reimbursed for expenses
18 incurred in any action or in preparation for any action to foreclose the right of
19 redemption. In addition, the plaintiff or holder of a certificate of sale, on redemption, is
20 entitled to be reimbursed for fees paid for recording the certificate of sale, for attorney's
21 fees in the sum of \$400 for each certificate of sale, for expenses incurred in the
22 publication and service of process by publication, for reasonable fees for a necessary title
23 search, and for taxes, together with interest and penalties on the taxes, arising after the
24 date of sale that have been paid by the plaintiff. The plaintiff or holder of a certificate of
25 sale is not entitled to be reimbursed for any other expenses.

26 (b) (1) Except as provided in paragraph (2) of this subsection, in Anne Arundel
27 County, Baltimore City, Baltimore County, Calvert County, Caroline County, Cecil
28 County, Charles County, FREDERICK COUNTY, Harford County, Howard County, Kent
29 County, Prince George's County, Queen Anne's County, St. Mary's County, and
30 Washington County, the plaintiff or holder of a certificate of sale is not entitled to be
31 reimbursed for expenses incurred within 4 months after the date of sale.

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1 (2) This subsection does not apply to property for which the holder may file
2 a complaint any time after 60 days from the date of sale, pursuant to § 14-833(e) of the
3 Tax - Property Article.

4 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
5 June 1, 1997.