

SENATE BILL 518

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1998 Regular Session  
8r2062

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By: **Senator McFadden**

Introduced and read first time: February 6, 1998

Assigned to: Budget and Taxation

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A BILL ENTITLED

1 AN ACT concerning

2 **Baltimore City - Tax Sales - Groups of Properties**

3 FOR the purpose of authorizing certain vacant and abandoned properties in  
4 Baltimore City to be sold at tax sales individually or in groups; authorizing the  
5 collector to require a purchaser of a group of properties to improve or  
6 rehabilitate a portion of the properties; clarifying that the properties must be  
7 sold at public auction; and generally relating to tax sales in Baltimore City of  
8 certain vacant and abandoned properties.

9 BY repealing and reenacting, with amendments,  
10 Article - Tax - Property  
11 Section 14-817(c)  
12 Annotated Code of Maryland  
13 (1994 Replacement Volume and 1997 Supplement)

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

16 **Article - Tax - Property**

17 14-817.

18 (c) (1) In Baltimore City, property cited as vacant and abandoned on a  
19 housing or building violation notice may be sold for a sum less than the total amount  
20 of:

21 (i) all taxes on the property that are certified to the collector under  
22 § 14-810 of this subtitle;

23 (ii) interest and penalties on the taxes; and

24 (iii) expenses incurred in making the sale.

25 (2) The person responsible for the taxes prior to the sale shall remain  
26 liable to the collector for the difference between the amount received in the tax sale

1 under this section and the taxes, interest, penalties, and expenses remaining after  
2 the sale.

3           (3)       The balance remaining after the tax sale shall be included in the  
4 amount necessary to redeem the property under § 14-828 of this subtitle.

5           (4)       In a proceeding to foreclose the right of redemption under this  
6 subtitle, the complaint shall request a judgment for the city in the amount of the  
7 balance otherwise due under this section.

8           (5)       (I)       A SALE UNDER THIS SUBSECTION SHALL BE AT PUBLIC  
9 AUCTION, BUT PROPERTY MAY BE SOLD INDIVIDUALLY OR AS PART OF A GROUP OF  
10 PROPERTIES.

11                    (II)       THE COLLECTOR MAY REQUIRE A PURCHASER OF A GROUP OF  
12 PROPERTIES TO IMPROVE OR REHABILITATE A PORTION OF THE PROPERTIES IN THE  
13 GROUP SOLD.

14       SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
15 July 1, 1998.