
By: **Senators Haines and Ferguson (Carroll County Senators)**

Introduced and read first time: February 6, 1998

Assigned to: Budget and Taxation

A BILL ENTITLED

1 AN ACT concerning

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

4 FOR the purpose of providing that in Carroll County certain persons are not entitled
5 to be reimbursed for certain expenses in connection with the foreclosure of a
6 right 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 1997 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,
20 is entitled to be reimbursed for fees paid for recording the certificate of sale, for
21 attorney's fees in the sum of \$400 for each certificate of sale, for expenses incurred in
22 the publication and service of process by publication, for reasonable fees for a
23 necessary title search, and for taxes, together with interest and penalties on the
24 taxes, arising after the date of sale that have been paid by the plaintiff, including, in
25 Baltimore City only, taxes, interest, and penalties paid in accordance with subsection
26 (c) of this section and interest at the rate of redemption provided in § 14-820 of this
27 subtitle from the date of payment to the date of redemption. The plaintiff or holder of
28 a certificate of sale is not entitled to be reimbursed for any other expenses.

1 (b) (1) Except as provided in paragraph (2) of this subsection, in Anne
2 Arundel County, Baltimore City, Baltimore County, Calvert County, Caroline County,
3 CARROLL COUNTY, Cecil County, Charles County, Dorchester County, Frederick
4 County, Harford County, Howard County, Kent County, Prince George's County,
5 Queen Anne's County, St. Mary's County, Washington County, Wicomico County, and
6 Worcester County, the plaintiff or holder of a certificate of sale is not entitled to be
7 reimbursed for expenses incurred within 4 months after the date of sale.

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

11 (c) In Baltimore City, on or after October 1 of each year, the plaintiff or holder
12 of a certificate of sale may pay taxes, interest, and penalties that become due after the
13 date of the sale on the property described in the tax sale certificate and that have not
14 been paid by the owner of the property.

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