

Department of Legislative Services  
Maryland General Assembly

**FISCAL NOTE**

House Bill 362 (Delegate Boston. *et al.*)

Ways and Means

---

**Tax Sale Procedure - Notice to Tenants**

---

This bill requires a plaintiff in an action to foreclose a right of redemption on property to provide written notification of the foreclosure action to any tenant of the property. In addition, any person who acquires a property deed at a tax sale must notify a tenant of the intent to file for a writ of possession at least 30 days before a writ is issued. Any notice shall be sent by certified mail and accompanied by a copy of the judgment foreclosing the right of redemption on the property. Any person obtaining a writ of possession for a property occupied by a tenant that does not comply with these notice requirements is liable for any damage that may be done to a tenant's personal property if the person had the property removed, and the damage is caused by the removal of the property.

This bill is effective July 1, 1998.

---

**Fiscal Summary**

**State Effect:** None. This bill would not materially affect State activities or operations.

**Local Effect:** None. This bill would not affect local finances.

**Small Business Effect:** Minimal impact on small businesses.

---

**Information Sources:** Department of Assessments and Taxation, Harford County, Queen Anne's County, Montgomery County, Carroll County, Cecil County, Department of Legislative Services

**Fiscal Note History:** First Reader - March 4, 1998

tlw

---

Analysis by: Ryan Bishop

Reviewed by: John Rixey

Direct Inquiries to:

John Rixey, Coordinating Analyst

(410) 841-3710

(301) 858-3710