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By: **Delegate Mitchell**

Introduced and read first time: February 11, 2000

Assigned to: Economic Matters

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A BILL ENTITLED

1 AN ACT concerning

2 **Real Property - Foreclosure Sales - Notice and Disclosure Requirements**

3 FOR the purpose of requiring a person authorized to sell real property to foreclose a  
4 lien to send a certain notice to the county or municipal corporation where the  
5 property subject to the sale is located within a certain amount time; requiring a  
6 county or municipal corporation that receives a certain notice to disclose  
7 whether the county or municipal corporation has any outstanding liens, charges,  
8 taxes, or assessments against certain property within a certain amount of time;  
9 and generally relating to notice and disclosure requirements for foreclosure  
10 sales on real property.

11 BY adding to  
12 Article - Real Property  
13 Section 14-126  
14 Annotated Code of Maryland  
15 (1996 Replacement Volume and 1999 Supplement)

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

18 **Article - Real Property**

19 14-126.

20 (A) IN ADDITION TO ANY OTHER FORECLOSURE REQUIREMENTS UNDER THE  
21 LAW, AFTER THE COMMENCEMENT OF AN ACTION TO FORECLOSE A LIEN ON REAL  
22 PROPERTY AND BEFORE MAKING A SALE OF THE PROPERTY SUBJECT TO THE LIEN,  
23 THE PERSON AUTHORIZED TO MAKE THE SALE SHALL NOTIFY THE COUNTY OR  
24 MUNICIPAL CORPORATION WHERE THE PROPERTY SUBJECT TO THE LIEN IS  
25 LOCATED, NOT LESS THAN 15 DAYS PRIOR TO SALE, OF:

26 (1) THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PERSON  
27 AUTHORIZED TO MAKE THE SALE; AND

28 (2) THE TIME, PLACE, AND TERMS OF SALE.

1 (B) A COUNTY OR MUNICIPAL CORPORATION THAT RECEIVES THE NOTICE  
2 DESCRIBED UNDER SUBSECTION (A) OF THIS SECTION SHALL NOTIFY THE PERSON  
3 AUTHORIZED TO MAKE THE SALE OF ANY OUTSTANDING LIENS, CHARGES, TAXES, OR  
4 ASSESSMENTS THAT THE COUNTY OR MUNICIPAL CORPORATION HAS AGAINST THE  
5 PROPERTY NOT MORE THAN 10 DAYS AFTER RECEIVING THE NOTICE OF SALE.

6 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
7 October 1, 2000.