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By: Delegate Carlson
Introduced and read first time: February 9, 2001
Assigned to: Ways and Means and Appropriations

A BILL ENTITLED

1 AN ACT concerning

2 Property Tax Sales - High-Bid Premiums for Group and Sealed Bid Sales

3 FOR the purpose of altering procedures for tax sales so as to give collectors of

4 property tax the discretion to establish certain high-bid premiums for

5 properties to be sold at a tax sale as part of a group or as part of a sealed bid

process; and generally relating to authorizing collectors of property tax to establish certain high-bid premiums for properties to be sold at a tax sale.

- 8 BY repealing and reenacting, with amendments,
- 9 Article Tax Property
- 10 Section 14-817(a)(5)
- 11 Annotated Code of Maryland
- 12 (1994 Replacement Volume and 2000 Supplement)
- 13 BY repealing and reenacting, without amendments,
- 14 Article Tax Property
- 15 Section 14-817(b)(2)
- 16 Annotated Code of Maryland
- 17 (1994 Replacement Volume and 2000 Supplement)
- 18 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
- 19 MARYLAND, That the Laws of Maryland read as follows:
- 20 Article Tax Property
- 21 14-817.

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- 22 (a) (5) (i) If determined by the collector to be in the best public interest
- 23 and included in the required public notice of the sale, the collector may solicit and
- 24 accept bids from the highest bidder for any group of properties to be sold at the tax
- 25 sale.
- 26 (ii) 1. Upon the request of any individual or group, the collector
- 27 may remove any individual property or properties from a group of properties to be
- 28 sold at the tax sale.

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	2. Upon the request of the property owner at least 15 days before the date of the tax sale, the collector shall remove any individual property or properties from a group of properties to be sold at the tax sale.			
4 5	(iii) The collector shall provide notice to the potential bidders of any lterations to a group of properties at the time the bidders become known.			
6 7	(iv) The collector may conduct the sale of a group of properties under this paragraph by a sealed bid process.			
8 9	(v) subsection (b)(2) of this section	(v) The collector [shall] MAY establish a high-bid premium under n (b)(2) of this section for all properties to be sold:		
10		1.	in groups; or	
11		2.	by sealed bid process.	
12 13	(b) (2) (i) The collector may establish a high-bid premium to be applied to all properties to be sold at the tax sale.			
	(ii) Except as provided in subparagraph (iii) of this paragraph, the high-bid premium shall be 20% of the amount by which the highest bid exceeds 40% of the property's full cash value.			
	(iii) For property assessed under agricultural use assessment, the high-bid premium shall be 20% of the amount by which the highest bid exceeds the appropriate value determined by the collector.			
20 21	(iv) In addition to the amounts payable under paragraph (1) of this subsection, the highest bidder shall pay a high-bid premium if the collector:			
22 23	tax sale; and	1.	determines that a high-bid premium shall be used for the	
24 25	premium will be applied.	2.	indicates in the public notice of the sale that the high-bid	
26 27	(v) interest, to:	The col	lector shall refund the high-bid premium, without	
28 29	property for which the high-b	1. id premiu	the holder of the tax sale certificate on redemption of the im was paid; or	
	2. the plaintiff in an action to foreclose the right of redemption on delivery of a tax sale deed for the property for which the high-bid premium was paid.			
35	(vi) The high-bid premium is not refundable after the time required under § 14-833 of this subtitle for an action to foreclose the right of redemption if there has been no redemption and if an action to foreclose the right of redemption has not been filed within that time.			

1 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect 2 July 1, 2001.