
By: **Senator Lawlah**

Introduced and read first time: February 26, 2003

Assigned to: Rules

Re-referred to: Budget and Taxation, March 3, 2003

Committee Report: Favorable

Senate action: Adopted

Read second time: March 19, 2003

CHAPTER _____

1 AN ACT concerning

2 **Property Tax - Procedure - Holders of Certificates of Sale**

3 FOR the purpose of repealing a certain provision of law authorizing a holder of
4 certificates of sale to include and join several certificates of sale in one
5 proceeding; altering a certain provision of law authorizing a holder of a
6 certificate of sale to be reimbursed for certain attorney's fees; and generally
7 relating to property tax collection procedures relating to holders of certificates of
8 sale.

9 BY repealing

10 Article - Tax - Property

11 Section 14-841

12 Annotated Code of Maryland

13 (2001 Replacement Volume and 2002 Supplement)

14 BY repealing and reenacting, with amendments,

15 Article - Tax - Property

16 Section 14-843(a)

17 Annotated Code of Maryland

18 (2001 Replacement Volume and 2002 Supplement)

19 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF

20 MARYLAND, That the Laws of Maryland read as follows:

1

Article - Tax - Property

2 [14-841.

3 Any single holder of certificates of sale relating to several properties in the same
4 county may include and join in 1 proceeding any number of the certificates. However,
5 if more than 1 property owner is involved, a maximum of 10 certificates may be joined
6 in 1 proceeding. The complaint filed in any proceeding is not subject to objection on
7 the ground of multifariousness.]

8 14-843.

9 (a) Except as provided in subsection (b) of this section, on redemption, the
10 plaintiff or the holder of a certificate of sale is entitled to be reimbursed for expenses
11 incurred in any action or in preparation for any action to foreclose the right of
12 redemption. In addition, the plaintiff or holder of a certificate of sale, on redemption,
13 is entitled to be reimbursed for fees paid for recording the certificate of sale, for
14 REASONABLE attorney's fees [in the sum of \$400 for each certificate of sale],
15 PROVIDED THAT THE FEES MAY NOT EXCEED \$400 UNLESS AN ACTION TO
16 FORECLOSE THE RIGHT OF REDEMPTION HAS BEEN FILED, for expenses incurred in
17 the publication and service of process by publication, for reasonable fees for a
18 necessary title search, and for taxes, together with interest and penalties on the
19 taxes, arising after the date of sale that have been paid by the plaintiff, including, in
20 Baltimore City only, taxes, interest, and penalties paid in accordance with subsection
21 (c) of this section and interest at the rate of redemption provided in § 14-820 of this
22 subtitle from the date of payment to the date of redemption. The plaintiff or holder of
23 a certificate of sale is not entitled to be reimbursed for any other expenses.

24 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
25 July 1, 2003.