

# HOUSE BILL 824

Q6

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By: **Montgomery County Delegation**

Introduced and read first time: February 11, 2009

Assigned to: Ways and Means

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## A BILL ENTITLED

1 AN ACT concerning

2 **Montgomery County - Recordation Tax - Indemnity Mortgages**

3 **MC 926-09**

4 FOR the purpose of providing that, for purposes of the recordation tax in Montgomery  
5 County, secured debt with respect to certain mortgages, deeds of trust, and  
6 other security interests in real property securing a guarantee of repayment of a  
7 loan is deemed to be incurred as debt is incurred on the guaranteed loan and,  
8 with respect to those mortgages, deeds of trust, and other security interests, the  
9 recordation tax applies in a certain manner; and generally relating to the  
10 treatment of certain indemnity mortgages under the recordation tax in  
11 Montgomery County.

12 BY repealing and reenacting, with amendments,  
13 Article - Tax - Property  
14 Section 12-105(f)  
15 Annotated Code of Maryland  
16 (2007 Replacement Volume and 2008 Supplement)

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

19 **Article - Tax - Property**

20 12-105.

21 (f) (1) Except as provided in paragraph (4) of this subsection, if the total  
22 amount of secured debt has not been incurred at the time of recording or filing the  
23 instrument of writing, the recordation tax applies only to the principal amount of the  
24 debt incurred at that time.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1           (2) Except as provided in paragraphs (3), (4), and (6) of this  
2 subsection, on or before 7 days after any additional debt is incurred after recording or  
3 filing an instrument of writing, a statement under oath of the amount of additional  
4 debt shall be filed with the clerk of the circuit court or with the Department, and the  
5 recordation tax shall be paid on the additional debt by the debtor.

6           (3) If the additional debt under paragraph (2) of this subsection is  
7 applied to repayment of the debt previously incurred, the recordation tax does not  
8 apply to the additional debt.

9           (4) The recordation tax may be computed and paid on the maximum  
10 outstanding principal sum, however expressed, that is stated to be secured by the  
11 instrument of writing, without regard to the amount of secured debt actually incurred,  
12 advanced, or readvanced.

13           (5) When credit is originally extended under paragraph (1) of this  
14 subsection to a consumer borrower, as defined in § 12-901 of the Commercial Law  
15 Article, the lender shall inform the borrower that:

16                   (i) the borrower may pay the recordation tax under paragraphs  
17 (1) and (2) or paragraph (4) of this subsection; and

18                   (ii) if the borrower elects to pay the recordation tax as  
19 additional debt is incurred under paragraph (2) of this subsection, the consumer  
20 borrower is responsible for payment of the additional tax and any penalty provided by  
21 § 14-1012 of this article.

22           (6) (i) This paragraph applies to construction loans for over  
23 \$100,000 for which the total amount of secured debt has not been incurred at the time  
24 of recording or filing the instrument of writing.

25                   (ii) At the time that additional debt is incurred, the lender shall  
26 issue a draft payable to the appropriate collector of the recordation tax in the amount  
27 of the recordation tax due under this subsection.

28                   (iii) The funds for the draft may be proceeds from the additional  
29 debt that is incurred or from the borrower.

30                   (iv) Until the recordation tax is paid as required under  
31 paragraph (2) of this subsection, the borrower shall remain liable for the recordation  
32 tax that is due on the additional debt.

33           **(7) (I) IN THIS PARAGRAPH, “INDEMNITY MORTGAGE”**  
34 **INCLUDES ANY MORTGAGE, DEED OF TRUST, OR OTHER SECURITY INTEREST IN**  
35 **REAL PROPERTY THAT SECURES A GUARANTEE OF REPAYMENT OF A LOAN FOR**  
36 **WHICH THE GUARANTOR IS NOT PRIMARILY LIABLE.**

1                   **(II) EXCEPT AS PROVIDED IN SUBPARAGRAPH (III) OF THIS**  
2 **PARAGRAPH, IN MONTGOMERY COUNTY:**

3                   **1. SECURED DEBT WITH RESPECT TO AN INDEMNITY**  
4 **MORTGAGE IS DEEMED TO BE INCURRED FOR PURPOSES OF THIS SUBSECTION**  
5 **WHEN AND TO THE SAME EXTENT AS DEBT IS INCURRED ON THE GUARANTEED**  
6 **LOAN; AND**

7                   **2. THE RECORDATION TAX APPLIES UNDER THIS**  
8 **SUBSECTION IN THE SAME MANNER AS IF THE GUARANTOR WERE PRIMARILY**  
9 **LIABLE FOR THE GUARANTEED LOAN.**

10                   **(III) THIS PARAGRAPH DOES NOT APPLY TO THE EXTENT**  
11 **THAT RECORDATION TAX IS PAID ON ANOTHER INSTRUMENT OF WRITING THAT**  
12 **SECURES PAYMENT OF THE GUARANTEED LOAN.**

13                   SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
14 July 1, 2009.