

Chapter 65

(Senate Bill 373)

AN ACT concerning

Property Tax – Tax Sales – Complaint to Foreclose Right of Redemption

FOR the purpose of authorizing the holder of certain certificates of sale in Baltimore City for which there is no private purchaser to file a complaint at any time after the date of sale to foreclose all rights of redemption in certain abandoned property; altering a certain notice requirement to conform to certain provisions of law establishing the types of expenses for which a holder of a certificate of sale may be reimbursed under certain circumstances; making this Act an emergency measure; and generally relating to tax sales.

BY repealing and reenacting, with amendments,
Article – Tax – Property
Section 14–833(a) and (a–1)(2) and (3)(v)
Annotated Code of Maryland
(2007 Replacement Volume and 2009 Supplement)

BY adding to
Article – Tax – Property
Section 14–833(g)
Annotated Code of Maryland
(2007 Replacement Volume and 2009 Supplement)

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

Article – Tax – Property

14–833.

(a) Except as provided in subsections (a–1), (e), [and] (f), **AND (G)** of this section, at any time after 6 months from the date of sale a holder of any certificate of sale may file a complaint to foreclose all rights of redemption of the property to which the certificate relates.

(a–1) (2) The holder of a certificate of sale is not required to provide the notices under this subsection if subsection (e) [or], (f), **OR (G)** of this section applies to the property.

(3) The notices required under this subsection shall include at least the following:

(v) a statement that if the property is redeemed before an action to foreclose the right of redemption is filed, the amount that shall be paid to redeem the property is:

1. the total lien amount on the property at the time of sale, with interest;
2. any taxes, interest, and penalties paid by the holder of the certificate of sale;
3. any taxes, interest, and penalties accruing after the date of the tax sale; and
4. the following expenses incurred by the holder of the certificate of sale:
 - A. [attorney's fees] COSTS for recording the certificate of sale;
 - B. a title search fee, not to exceed \$250; and
 - C. reasonable attorney's fees, not to exceed \$500;

(G) ~~IN~~ WHEN THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY BECOMES THE HOLDER OF A CERTIFICATE OF SALE PURCHASED UNDER § 14-824(A) IN ACCORDANCE WITH § 14-824 OF THIS SUBTITLE FOR WHICH THERE IS NO PRIVATE PURCHASER, THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY MAY FILE A COMPLAINT, AT ANY TIME AFTER THE DATE OF SALE, TO FORECLOSE ALL RIGHTS OF REDEMPTION IN ABANDONED PROPERTY CONSISTING OF:

(1) A VACANT LOT; OR

(2) IMPROVED PROPERTY CITED AS VACANT AND UNFIT FOR HABITATION ON A HOUSING OR BUILDING VIOLATION NOTICE.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act is an emergency measure, is necessary for the immediate preservation of the public health or safety, has been passed by a ye and nay vote supported by three-fifths of all the members elected to each of the two Houses of the General Assembly, and shall take effect from the date it is enacted.

Approved by the Governor, April 13, 2010.