

SENATE BILL 182

Q1

2lr0713

By: **Senators Ferguson and Gladden**

Introduced and read first time: January 20, 2012

Assigned to: Budget and Taxation

A BILL ENTITLED

1 AN ACT concerning

2 **Tax Sales – Complaint to Foreclose Right of Redemption – Notice**

3 FOR the purpose of prohibiting a holder of a certificate of tax sale from filing a
4 complaint to foreclose the right of redemption until a certain amount of time
5 after sending a certain notice to certain persons; requiring a certain notice to be
6 sent in a certain manner; and generally relating to the timing of required
7 notices in tax sales.

8 BY repealing and reenacting, with amendments,

9 Article – Tax – Property

10 Section 14–833(a–1)(1) and (6)

11 Annotated Code of Maryland

12 (2007 Replacement Volume and 2011 Supplement)

13 BY repealing and reenacting, without amendments,

14 Article – Tax – Property

15 Section 14–833(a–1)(4)

16 Annotated Code of Maryland

17 (2007 Replacement Volume and 2011 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 14–833.

22 (a–1) (1) The holder of a certificate of sale may not file a complaint to
23 foreclose the right of redemption until at least 2 months after sending the first [of two

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 notices] **NOTICE AND AT LEAST 30 DAYS AFTER SENDING THE SECOND NOTICE**
2 required under this subsection to:

3 (i) the person who last appears as owner of the property on the
4 collector's tax roll; and

5 (ii) 1. the current mortgagee of the property, assignee of a
6 mortgagee of record, or servicer of the current mortgage; or

7 2. the current holder of a beneficial interest in a deed of
8 trust recorded against the property.

9 (4) (i) The first of the two notices required under this subsection
10 may not be sent until 4 months after the date of sale.

11 (ii) The second of the two notices required under this section
12 shall be sent:

13 1. to the persons listed in paragraph (1) of this
14 subsection; and

15 2. no earlier than 1 week after the first notice required
16 under this subsection is sent.

17 (6) (i) The first of the two notices required under this subsection
18 shall be sent:

19 1. by first-class **CERTIFIED** mail, **POSTAGE PREPAID,**
20 **RETURN RECEIPT REQUESTED, BEARING A POSTMARK FROM THE UNITED**
21 **STATES POSTAL SERVICE;** and

22 2. in an envelope prominently marked on the outside
23 with the following phrase "Notice of Delinquent Property Tax".

24 (ii) The second of the two notices required under this subsection
25 shall be sent:

26 1. by first-class certified mail, postage prepaid, return
27 receipt requested, bearing a postmark from the United States Postal Service; and

28 2. in an envelope prominently marked on the outside
29 with the following phrase "Notice of Delinquent Property Tax".

30 **SECTION 2. AND BE IT FURTHER ENACTED,** That this Act shall take effect
31 October 1, 2012.