

Chapter 289

**(House Bill 935)**

AN ACT concerning

**Prince George's County – Tax Sales – Foreclosure for Abandoned Property**

**PG 410–15**

FOR the purpose of authorizing the governing body of Prince George's County to file a complaint to foreclose all rights of redemption in certain abandoned property at any time after the date of sale; and generally relating to foreclosing the right of redemption in abandoned property in Prince George's County.

BY repealing and reenacting, without amendments,  
Article – Tax – Property  
Section 14–824 and 14–833(a) and (a–1)(1) and (2)  
Annotated Code of Maryland  
(2012 Replacement Volume and 2014 Supplement)

BY repealing and reenacting, with amendments,  
Article – Tax – Property  
Section 14–833(g)  
Annotated Code of Maryland  
(2012 Replacement Volume and 2014 Supplement)

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

**Article – Tax – Property**

14–824.

(a) Except as provided in subsection (b) of this section, the governing body of a county or other taxing agency shall buy in and hold any property in their respective counties offered for sale for nonpayment of any taxes for which there is no private purchaser.

(b) The Mayor and City Council of Baltimore City may buy in and hold any abandoned property for which there is no private purchaser for the amount of the minimum bid set pursuant to § 14–817(c)(2) of this subtitle.

(c) The governing body of the county and other taxing agency have the same rights and remedies with regard to the property as other purchasers, including the right to foreclose the right of redemption.

(d) A certificate of sale in the form provided in this subtitle shall be issued by the collector in the name of the Mayor and City Council of Baltimore City or the governing body of the county or other taxing agency.

14–833.

(a) Except as provided in subsections (a–1), (e), (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) (1) The holder of a certificate of sale may not file a complaint to foreclose the right of redemption until at least 2 months after sending the first notice and at least 30 days after sending the second notice required under this subsection to:

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

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

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

(2) The holder of a certificate of sale is not required to provide the notices under this subsection if subsection (e), (f), or (g) of this section applies to the property.

(g) When the Mayor and City Council of Baltimore City **OR THE GOVERNING BODY OF PRINCE GEORGE’S COUNTY** becomes the holder of a certificate of sale purchased in accordance with § 14–824 of this subtitle, the Mayor and City Council of Baltimore City **OR THE GOVERNING BODY OF PRINCE GEORGE’S COUNTY** 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 shall take effect June 1, 2015.

**Approved by the Governor, May 12, 2015.**