

Chapter 440

**(House Bill 600)**

AN ACT concerning

**St. Mary’s County – Property Maintenance – Voluntary Agreements**

FOR the purpose of authorizing an ordinance enacted by St. Mary’s County regarding property maintenance to provide for a voluntary agreement between the county and an owner of real property for remediation by the county of certain conditions constituting a certain nuisance, including demolition of certain improvements; authorizing a certain voluntary agreement to provide for repayment by the property owner to the county of the costs of certain remediation or demolition in a certain manner; providing that certain unpaid costs may be enforced by the filing of a lien against the property until repaid; requiring St. Mary’s County to record notice of the lien in the land records of the county; providing that the lien has a certain priority and may be collected in the same manner as county real property taxes; and generally relating to voluntary agreements ~~entered~~ for property maintenance in St. Mary’s County.

BY adding to

The Public Local Laws of St. Mary’s County  
Section 93–5  
Article 19 – Public Local Laws of Maryland  
(2007 Edition and March 2014 Supplement, as amended)

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

**Article 19 – St. Mary’s County**

**93–5.**

**A. AN ORDINANCE ENACTED UNDER THIS CHAPTER MAY PROVIDE FOR A VOLUNTARY AGREEMENT BETWEEN ST. MARY’S COUNTY AND AN OWNER OF REAL PROPERTY FOR REMEDIATION BY THE COUNTY OF THE CONDITIONS CONSTITUTING THE NUISANCE, INCLUDING DEMOLITION OF EXISTING IMPROVEMENTS TO THE PROPERTY.**

**B. (1) A VOLUNTARY AGREEMENT MAY PROVIDE FOR REPAYMENT BY THE PROPERTY OWNER TO ST. MARY’S COUNTY OF THE REMEDIATION OR DEMOLITION COSTS.**

**(2) (A) ANY UNPAID COSTS UNDER A VOLUNTARY AGREEMENT MAY BE ENFORCED BY THE FILING OF A LIEN AGAINST THE PROPERTY UNTIL PAID.**

**(B) ST. MARY’S COUNTY SHALL RECORD NOTICE OF A LIEN FILED UNDER THIS CHAPTER IN THE LAND RECORDS OF THE COUNTY.**

**(C) A LIEN FILED UNDER THIS CHAPTER HAS THE SAME PRIORITY AND MAY BE COLLECTED IN THE SAME MANNER AS COUNTY REAL PROPERTY TAXES.**

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2015.

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