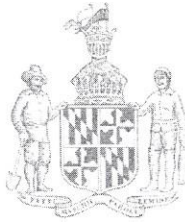


MIKE MCKAY  
*Legislative District 1C*  
Allegany and Washington Counties

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Appropriations Committee



THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

*Annapolis Office*  
The Maryland House of Delegates  
6 Bladen Street, Room 322  
Annapolis, Maryland 21401  
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100 North Mechanic Street  
Cumberland, Maryland 21502  
240-362-7040

The Honorable Kumar Barve  
Chair, Environment and Transportation Committee  
Maryland House of Delegates  
Room 251  
Annapolis, Maryland 21401

ER: House Bill 678

Dear Mr. Barve:

It is my pleasure to present HB 678 - Real Property – Allegany County – Transfer of Property on Assessment Books.

This bill adds Allegany County to the list of counties that prohibit the transfer of property on the assessment books or record unless specified charges due to municipal corporations are also paid. This will have no impact on State finances or operation.

We respectfully request a favorable report.

Gracefully submitted,

Delegate Mike McKay

Serving Allegany and Washington Counties



# City of Frostburg

**W. Robert Flanigan**  
*Mayor*

Commissioners

**Donald L. Carter, Jr.**  
*Commissioner of  
Finance*

**Kevin G. Grove**  
*Commissioner of  
Public Safety*

**Nina Forsythe**  
*Commissioner of  
Water, Parks and  
Recreation*

**Adam Ritchey**  
*Commissioner of  
Public Works*

**Elizabeth Stahlman**  
*City Administrator*

March 9, 2020

The Honorable Kumar Barve  
Chair, Environment and Transportation Committee  
Maryland House of Delegates  
Room 251  
House Office Building  
Annapolis, Maryland 21401

RE: House Bill 678

Dear Mr. Barve:

Please accept this correspondence in support of House Bill 678. In recent years, an increasing challenge for the City have been properties that transfer ownership without City taxes or utilities being paid. By requiring the municipalities in Allegany County to provide a "tax-stamp" for any property before the deed is recorded, as is the case in many other Maryland counties, the burden will be rightfully placed on the seller.

Typically, this has occurred with problem properties that have been abandoned, which have unpaid taxes and utilities. The subject properties often have an active code enforcement file for property maintenance violations. Deed transfer is an opportune time for the City to correct these issues and make certain that the accounts are up to date when there is a new owner. Without this enforcement mechanism, the City may not be able to collect its debts and the new owner is faced with unanticipated sums owed to the City.

It is my understanding that this change in law would be implemented at the Allegany County Tax & Utility Office, and that there would be no effect to state resources. Thank you in advance for your consideration of this matter.

Sincerely,

W. Robert Flanigan  
Mayor