



THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

Testimony of Senator Jill P. Carter

**In Favor of SB766 Baltimore City –
Collection of Unpaid Property Taxes**

Before the Budget and Taxation Committee

on March 8, 2023

**Chair Guzzone, Vice-Chair Rosapepe, and Members of the
Committee:**

- **SB 766 would allow Baltimore City to create its own tax and lien collection system, and not have to use the traditional tax sale system. This bill is essential for keeping our most vulnerable homeowners residing in, and owning, their homes. Homeowners receiving Final Bill and Legal Notices (FBLNs) have very little time to react and settle to avoid tax sale; this bill would potentially take owner-occupied properties out of tax sale and give owners additional time to pay bills in arrears with payment plans. Currently, payment plans are offered for future bills only.**
- **SB0766 would authorize Baltimore City to (1) cancel the annual tax sale; (2) divert residential property from the private tax lien sale process into an alternative program for payment of taxes in**

arrears; (3) withhold any residential property from a tax sale; (4) establish an installment payment program for taxes in arrears on residential property; and (5) subject to specified criteria, conduct an in rem foreclosure and sale of residential property on which taxes are in arrears.

- **The Bill also creates a new section – 14-894 for In Rem foreclosure on “residential property,” that would not likely interfere with the current In Rem foreclosure process on vacant lots and buildings, in sections 14-873 – 14-877. This bill creates extensive notice requirements for In Rem foreclosure on “residential property” - including documented offers of assistance to the owners at least three (3) years prior to foreclosure, and at least ten (10) documented attempts to contact the property owner.**
- **The passage of SB 766 would provide for a more effective remedy to assist homeowners in avoiding tax sale and understanding and navigating the tax sale process.**

For these reasons, I request a favorable report on SB766.

Sincerely,



Jill P. Carter, Esq.