



House Bill 83 – Property Tax – Tax Sales - Redemption

Position: Support with Amendment

The Maryland REALTORS® is one of the largest trade associations in Maryland with over 30,000 real estate licensees. The REALTORS® support HB 83 but suggest a change in the notice requirement.

HB 83 simplifies the redemption process associated with a tax-delinquent property. Typically, a property owner who falls behind on tax payments would be subject to a tax sale initiated by the local government. The tax sales bidder does not receive the property but instead receives a tax sale certificate which is a lien on the property. After the tax sale, the property owner has 6-9 months -- depending on their jurisdiction -- to “redeem” property (i.e. pay off the taxes and authorized expenses) before the property is sold in a foreclosure sale.

HB 83 affects the redemption process by allowing a local government to redeem a property without paying the “authorized expenses” occurred by the tax certificate holder if the holder failed to give the property owner information about the expenses. The bill requires the local government to make at least one attempt by phone AND email to the certificate holder. If the holder fails to respond within 5 days, then local government would be able to move forward with the redemption.

The Maryland REALTORS® supports the goal of the bill but recommends that certificate holders also receive a certified mailing from the local government and at least 15 days to respond. This will ensure that holders are notified and have time to file any authorized expenses.

With these changes, the REALTORS® recommend a favorable report.

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