



HB 83
PROPERTY TAX— TAX SALES – REDEMPTION
HEARING BEFORE THE HOUSE WAYS AND MEANS COMMITTEE
JANUARY 24, 2023
POSITION: SUPPORT

Community Law Center is a nonprofit legal services provider which offers free legal services to nonprofit and community organizations throughout Maryland to promote stronger nonprofits and more vibrant neighborhoods. We have seen the crushing impacts of tax sale on homeowners who can lose their homes – and all their equity – in tax sale, as well as the devastating consequences for communities when longtime homeowners lose their homes and leave a vacant property in their wake. **Community Law Center supports HB 83 to help homeowners navigate the complex tax process and keep their homes.**

In order to avoid losing their properties in tax sale, Maryland property owners must navigate a complex tax sale system involving private purchasers and different municipal departments. When property owners seek to redeem their properties and pay liens to remove the properties from tax sale, they must first pay the lien certificate purchaser, and get proof of payment from the purchaser before redeeming the property with the municipality. We have seen numerous cases of purchasers ignoring requests to arrange for payment or making it difficult for the property owner to arrange payment.

HB 83 would help property owners who encounter non-responsive purchasers by allowing municipalities to redeem properties in tax sale without the letter of satisfaction from the purchaser. This benefits Maryland homeowners and families who can stay in their homes, and Maryland communities where homeownership is preserved, and properties remain occupied and cared for, rather than becoming vacant.

For the above reasons,
Community Law Center urges a FAVORABLE report on HB 83.
Please contact Shana Roth-Gormley, Staff Attorney, with any questions.
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