



Odette Ramos

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HB1110 – Judicial In Rem Tax Foreclosure – Notice Requirements
February 24, 2026
FAVORABLE

Honorable Chair Wilkens and Members of the House Ways and Means Committee:

I am writing to urge your support of **HB1110 – Judicial In Rem Tax Foreclosure – Notice Requirements**. Thanks to Delegation Chair Lewis for introducing the bill.

This bill simply replaces language for the post-filing notice in Judicial In Rem Tax Foreclosure cases to conform with the Maryland Rules of service. We seek to streamline the process to have a more efficient process.

In Rem Tax Foreclosure was first passed by the General Assembly in 2019 and so far only implemented in Baltimore City. When a vacant and abandoned property has liens that exceed the value of the property, the jurisdiction can foreclose and take possession of the property. The process is the fastest acquisition process in the state, taking 6-8 months from filing of the case to the judgement. Baltimore City has partnered with the Circuit Court to have a dedicated docket of cases.

Since the first cases were filed in November of 2022, Baltimore City has acquired 719 vacant and abandoned properties and lots with this acquisition strategy. We have a dedicated set of lawyers and paralegals for this work, and have learned a lot about the process.

The changes to In Rem that we are seeking come from practicing In Rem the past three years. The change we are seeking does not compromise the stringent notice requirements that make In Rem work.

Thank you for your consideration, and I look forward to your favorable report. Please do not hesitate to contact me should you have any questions. I can be reached on 410-396-4814 or via email at odette.amos@baltimorecity.gov.

Respectfully Submitted:

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