

discretion to request a deficiency judgment; prohibiting a person from filing to reopen a judgment foreclosing rights of redemption with respect to certain abandoned property in Baltimore City based on inadequate notice; limiting the damages in certain actions regarding foreclosure of rights of redemption following a tax sale of certain abandoned property in Baltimore City; and generally relating to the tax sales of certain abandoned property in Baltimore City.

BY repealing and reenacting, with amendments,

Article - Tax - Property

Section 14-817(c), 14-835(a), 14-844(e), and 14-845

Annotated Code of Maryland

(2001 Replacement Volume and 2002 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article - Tax - Property

14-817.

(c) (1) In Baltimore City, abandoned property consisting of either a vacant lot or improved property cited as vacant and unfit for habitation on a housing or building violation notice may be sold for a sum less than the total amount of:

(i) all taxes on the property that are certified to the collector under § 14-810 of this subtitle;

(ii) interest and penalties on the taxes; and

(iii) expenses incurred in making the sale.

(2) The collector shall establish a minimum bid for abandoned property sold under this subsection.

(3) The person responsible for the taxes prior to the sale shall remain liable to the collector for the difference between the amount received in the tax sale under this section and the taxes, interest, penalties, and expenses remaining after the sale.

(4) The balance remaining after the tax sale shall be included in the amount necessary to redeem the property under § 14-828 of this subtitle.

(5) In a proceeding BROUGHT BY THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY to foreclose the right of redemption under this subtitle, the complaint [shall] MAY request a judgment for the city in the amount of the balance.

(6) The balance remaining after the tax sale is no longer a lien on the property when:

(i) a judgment is entered foreclosing the owner's right of redemption;