

sale foreclosure proceedings in Baltimore City.

BY repealing and reenacting, with amendments,

Article - Tax - Property

Section 14-833 and 14-847

Annotated Code of Maryland

(1994 Replacement Volume and 1997 Supplement)

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

Article - Tax - Property

14-833.

(a) Except as provided in subsection (e) of this section, at any time after 6 months from the date of sale a holder of any certificate of sale may file a complaint to foreclose all rights of redemption of the property to which the certificate relates.

(b) The right to redeem shall continue until finally barred by decree of the circuit court in which the foreclosure proceeding is filed.

(c) (1) The certificate is void unless a proceeding to foreclose the right of redemption is filed[:

(1)] within 2 years of the date of the certificate of sale [; or].

(2) [in] IN Baltimore City, with respect to any property which was cited as vacant and abandoned on a housing or building violation notice outstanding on the date of the tax sale, THE CERTIFICATE IS VOID UNLESS:

(I) A PROCEEDING TO FORECLOSE THE RIGHT OF REDEMPTION IS FILED within 1 year of the date of the certificate of sale; AND

(II) UNLESS THE HOLDER IS GRANTED AN EXTENSION BY THE COURT DUE TO A SHOWING OF EXTRAORDINARY CIRCUMSTANCES BEYOND THE CERTIFICATE HOLDER'S CONTROL, THE HOLDER SECURES A DECREE FROM THE CIRCUIT COURT IN WHICH THE FORECLOSURE PROCEEDING WAS FILED WITHIN 2 YEARS FROM THE DATE OF THE FILING OF THE FORECLOSURE PROCEEDING.

(d) If a certificate is void under subsection (c) of this section, then any right, title, and interest of the holder of the certificate of sale, in the property sold shall cease and all money received by the collector on account of the sale shall be deemed forfeited, and shall be applied by the collector on the taxes in arrears on the property.

(e) If any building or structure is sold and purchased under this subtitle, and the appropriate government agency certifies that the particular building or structure involved requires, or within 6 months shall require, substantial repairs to comply with the applicable building code: