

OF THE CIRCUIT COURT. RECORDATION OF THE BENEFIT ASSESSMENTS WITH THE CLERK OF THE CIRCUIT COURT IS LEGAL NOTICE OF THE LIENS.

97-4. BENEFIT ASSESSMENTS.

A. ON OR BEFORE JULY 1 OF EACH YEAR, THE COUNTY COMMISSIONERS SHALL CERTIFY ITS BENEFIT ASSESSMENTS TO THE COUNTY TREASURER FOR COLLECTION FROM THE PROPERTY OWNERS AFFECTED.

B. THE TREASURER SHALL ADD THE BENEFIT ASSESSMENTS TO THE STATE AND COUNTY PROPERTY TAX BILLS FOR COLLECTION, SUBJECT TO DISCOUNT AND INTEREST ALLOWANCES OR CHARGES AS ARE NOW PROVIDED BY LAW FOR CHARLES COUNTY TAXES ON REAL PROPERTY. IF A PROPERTY OWNER FAILS TO PAY A BENEFIT ASSESSMENT, THE ASSESSMENT SUM MAY BE DEDUCTED FROM ANY SURPLUS IN THE HANDS OF THE TREASURER AFTER SALE, UNDER ORDER OF THE CIRCUIT COURT, FOR NONPAYMENT OF STATE AND COUNTY PROPERTY TAXES. IN THE ALTERNATIVE, THE LIEN CREATED IN FAVOR OF THE ANNUAL BENEFIT ASSESSMENT MAY BE ENFORCED BY BILL IN EQUITY OR BY ACTION AT LAW.

C. A DEED OR CONVEYANCE OF REAL PROPERTY MAY NOT BE TRANSFERRED BY THE ASSESSOR'S OFFICE UNTIL PROOF OF PAYMENT OF ALL BENEFIT ASSESSMENTS HAS BEEN MADE TO THE TRANSFER CLERK.

97-5. REQUIRED PROCEDURE.

BEFORE THE COUNTY COMMISSIONERS EXERCISE THE POWERS GRANTED BY THIS ARTICLE, THERE SHALL BE:

A. A PETITION FILED BY A MAJORITY OF THE PROPERTY OWNERS WHOSE PROPERTY IS SERVED BY THE PRIVATE WATER SYSTEM THAT REQUESTS THE COUNTY TO ACQUIRE AND IMPROVE THE PRIVATE WATER SYSTEM.

B. A PUBLIC HEARING UPON THE PETITION AFTER TEN (10) DAYS' NOTICE IN A NEWSPAPER REGULARLY PUBLISHED IN CHARLES COUNTY.

C. THE APPROVAL OF THE PETITION BY THE COUNTY COMMISSIONERS.

D. THE PASSAGE OF AN APPROPRIATE ORDINANCE UNDER § 97-2 OF THIS ARTICLE THAT STATES:

- (1) THE IMPROVEMENTS BEING ACQUIRED OR IMPROVED.
- (2) THE PROPERTY OWNERS AFFECTED.
- (3) ALL MATERIAL TERMS OF THE ANNUAL BENEFIT