

**§48A.**

*The County Commissioners of Charles County are hereby authorized to construct and improve roads and drainage incident to construction or improvement on or along private roads after the approval of a petition of the majority of the property owners whose property abuts on the road to be constructed or improved requesting that the roads be taken into the County Road System. In the exercise of the powers granted by this Section, the County Commissioners may by proper ordinance, passed in accordance with the provisions of Section 3 of Article 25 of the Annotated Code of Maryland (1957 Edition, as amended), adopt all necessary rules and conditions for the acceptance, construction and maintenance of roads and/or other authorized improvements by the County. The ordinance may SHALL also provide for annual benefit assessments to be levied against the abutting properties for the purpose of reimbursing the County for the cost of the improvements and the time and manner of payment, but not to exceed ten years. Annual benefit assessments shall be a first lien upon the property against which they are assessed, until paid, subject only to prior State and County taxes, and if any property be sold for State and County taxes, and there remains a surplus, then the County Commissioners may upon petition to the Circuit Court be allowed the payment of their lien.*

**§48B.**

*For the purpose of giving notice to the general public as to the existing liens and charges against any property for benefit assessments, the County Commissioners shall keep a public record of all names of property owners and the locations of the property, and the amount of the benefit charges among the land records of Charles County under the supervision of the Clerk of the Circuit Court, and the recordation with the Clerk of the benefit assessment shall be legal notice of the liens.*

**§48C.**

*The County Commissioners shall, on or before July 1, of each year certify its benefit assessments hereunder to the Treasurer of Charles County for collection from the property owners affected, and 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 now provided by law for Charles County taxes on real property and upon failure of payment of the benefit assessments, they may be deducted from any surplus in the hands of the Treasurer after sale for nonpayment of State and County property taxes under proper order of the Circuit Court. In the alternative, the lien created in favor of the annual benefit assessments may be enforced by bill in equity or by action at law. No deed or conveyance of real property shall be transferred by the Assessor's office until proof of payment of all benefit assessments has been exhibited to the transfer clerk.*

**§48D.**

*Before the powers granted by this Act can be exercised there must first be the petition of the property owners as hereinbefore provided requesting improvements, public hearing upon the petition after ten*