

CONSTRUCTION OR ACQUISITION, AS APPLICABLE, MAY NOT HAVE IMPOSED AGAINST IT THE ADDITIONAL CHARGE UNTIL THE CLASSIFICATION OF THE PROPERTY IS CHANGED BY REASON OF CHANGE IN USE OR ON ACCOUNT OF ZONING CLASS CHANGE REQUESTED BY THE OWNER.

(L) COLLECTIONS. THE ANNUAL BENEFIT CHARGE SHALL BE PAYABLE AT THE OFFICE OF THE COMMISSION AT A TIME OR TIMES AS DETERMINED BY THE COMMISSION. IF ANY CHARGES REMAIN UNPAID FOR A PERIOD OF 30 DAYS FROM THE DUE DATE OF PAYMENT, A LATE CHARGE AT A RATE NOT TO EXCEED 1.5 PERCENT PER MONTH MAY BE MADE BY THE COMMISSION UNTIL ALL DELINQUENT CHARGES ARE PAID. THE LATE CHARGE SHALL BE IN ADDITION TO ALL OTHER CHARGES. THE ENTIRE UNPAID BENEFIT CHARGE SHALL BE OVERDUE AND IN DEFAULT AFTER 30 DAYS FROM THE DUE DATE OF PAYMENT OF ALL OR ANY PART OF THE BENEFIT CHARGE AS REQUIRED BY THE COMMISSION, AT WHICH TIMES THE COMMISSION MAY PROCEED TO ENFORCE PAYMENT OF IT. THE ANNUAL BENEFIT ASSESSMENT OR OTHER CHARGES AS ABOVE SPECIFIED SHALL BE A FIRST LIEN UPON THE PROPERTY AGAINST WHICH THEY ARE ASSESSED UNTIL PAID, ANY STATUTE OF LIMITATIONS TO THE CONTRARY NOTWITHSTANDING, SUBJECT ONLY TO PRIOR STATE AND COUNTY TAXES. THE ANNUAL BENEFIT CHARGE FOR ALL PURPOSES OF COLLECTION SHALL BE TREATED AS COUNTY TAXES, AND BE ADVERTISED IN THE SAME MANNER AS AND WITH COUNTY TAXES, AND ALL PROPERTY SUBJECT TO THE BENEFIT CHARGES SHALL BE SOLD FOR THEM AT THE SAME TIME AND IN THE SAME MANNER AS THE PROPERTIES ARE SOLD FOR COUNTY TAXES, AND ALL OF THE LAW RELATING TO THE COLLECTION OF COUNTY TAXES SO FAR AS IT IS APPLICABLE SHALL RELATE TO THE COLLECTION OF THE BENEFIT CHARGE. PROPERTY REDEEMED FROM A COUNTY TAX SALE, AND PROPERTY SOLD BY THE COUNTY COMMISSIONERS AFTER A FINAL TAX SALE MAY NOT BE REDEEMED OR SOLD EXCEPT UPON THE PAYMENT OF THE BENEFIT CHARGE DUE ON IT. FOR THE PURPOSE OF GIVING NOTICE TO THE GENERAL PUBLIC OF EXISTING LIENS AND CHARGES AGAINST ANY PROPERTY WITHIN ANY SANITARY DISTRICT ABUTTING UPON ANY WATER OR SEWER MAIN, THE COMMISSION SHALL KEEP A PUBLIC RECORD OF ALL NAMES OF OWNERS OF PROPERTY, LOCATIONS OF THE PROPERTY, LOT NUMBERS WHEN OF RECORD, AND THE AMOUNT OF THE BENEFIT CHARGES, WATER SERVICE CHARGES OR WHATEVER OTHER CHARGES THAT MAY BECOME LIENS FROM TIME TO TIME. THE RECORDS SHALL BE KEPT IN THE COUNTY SEAT OF GOVERNMENT AND AMONG THE LAND RECORDS OF ST. MARY'S COUNTY, AND THE CLERK OF THE CIRCUIT COURT FOR THE COUNTY SHALL FURNISH SPACE NECESSARY TO KEEP AND PRESERVE THE RECORDS, WHICH, WHEN RECORDED IN THE PUBLIC RECORD, IS LEGAL NOTICE OF ALL EXISTING LIENS WITHIN ANY SANITARY DISTRICT. IF ANY LIENS, BENEFIT ASSESSMENTS OR OTHER CHARGES REMAIN UNPAID FOR 30 DAYS AFTER BECOMING OVERDUE, THEY MAY BE COLLECTED BY AN ACTION OF ASSUMPSIT OR BY A BILL IN EQUITY TO ENFORCE THE LIENS, AND ANY JUDGMENT OF DECREE OBTAINED, WHERE THE DEFENDANTS HAVE BEEN SERVED BY SUBPOENA OR IN ANY OTHER MANNER PROVIDED BY LAW, SHALL HAVE THE FORCE AND EFFECT OF A JUDGMENT IN PERSONAM. THE COMMISSION MAY SUE OR FILE A BILL IN EQUITY TO ENFORCE THE LIENS AGAINST THE OWNER OF RECORD AT THE TIME THE LEVY WAS MADE, OR THE OWNER OF RECORD AT