

SYSTEM, BUT THE LENGTH OF TIME FOR PAYMENTS SHALL NOT EXCEED TEN YEARS. BEFORE THE POWERS GRANTED BY THIS SECTION CAN BE EXERCISED THE FOLLOWING REQUIREMENTS SHALL BE SATISFIED:

1. A PETITION OF A MAJORITY OF THE PROPERTY OWNERS, ON AN ACREAGE BASIS, REQUESTS THE CONSTRUCTION OF IMPROVEMENT OF DRAINAGE SYSTEMS.

2. PUBLIC HEARINGS ARE HELD CONCERNING THE PETITION AFTER TEN DAYS NOTICE IN A NEWSPAPER REGULARLY PUBLISHED IN CHARLES COUNTY.

3. THE PETITION IS APPROVED BY THE COUNTY COMMISSIONERS.

4. AN ORDINANCE IS PASSED BY THE COUNTY COMMISSIONERS, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 3 OF ARTICLE 25 OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED, SETTING FORTH ALL NECESSARY RULES AND CONDITIONS FOR THE REQUESTED CONSTRUCTION. NOTHING CONTAINED HEREIN SHALL PROHIBIT THE COUNTY COMMISSIONERS FROM SHARING ALL OR A PORTION OF THE COSTS OF CONSTRUCTION OF DRAINAGE SYSTEMS HEREUNDER.

348G.

THE ORDINANCE PASSED PURSUANT TO THIS SECTION SHALL SET FORTH THE IMPROVEMENTS BEING CONSTRUCTED, THE PROPERTY OWNERS AFFECTED, AND ALL MATERIAL TERMS OF THE ANNUAL BENEFIT ASSESSMENTS LEVIED TO PAY THE COST OF THE IMPROVEMENTS, OR ANY REASONABLE PORTION THEREOF, AS DETERMINED BY THE COUNTY COMMISSIONERS. THE ORDINANCE ALSO SHALL PROVIDE FOR THE METHOD OF DETERMINING THE ANNUAL BENEFIT ASSESSMENTS TO BE LEVIED AGAINST THE INCLUDED PROPERTIES.

348H.

(1) 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.

(2) 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.