

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That section(s) of the Annotated Code of Maryland be repealed, amended, or enacted to read as follows:

Article 81 - Revenue and Taxes

81.

(a) The payment of the purchase price shall be on such terms as are prescribed by the collector[; provided, however, that except]. EXCEPT as provided in § [89] 90, the collector shall require the purchaser to pay, not later than the day after the day of the sale, the full amount of taxes due on the property sold, whether the same are in arrears or not, together with interest and penalties thereon and expenses incurred in making the sale, and the residue of the purchase price shall remain on credit. After the final decree has been passed foreclosing the right of redemption in any property, the collector shall not execute or deliver a deed to any purchaser OTHER THAN COUNTY COMMISSIONERS until the balance of the purchase price has been paid in full, together with all taxes and interest and penalties thereon accruing subsequent to the date of sale. Upon receipt of said balance and the said subsequent taxes and interest and penalties thereon, the collector shall execute and deliver a proper deed to the purchaser and shall hold any balance over and above the amount required for the payment of taxes, interest, penalties, and costs of sale, for the use of the person entitled thereto.

96.

Until a final decree is passed under the provisions of this subtitle foreclosing all rights of redemption in any property sold by the collector such property shall continue to be assessed as though no sale had been made, whether the county commissioners or some other person holds the certificate of sale. ONCE THE FINAL DECREE IS PASSED, THE PROPERTY SHALL BE TRANSFERRED ON THE ASSESSMENT BOOKS OR RECORDS TO THE HOLDER OF THE CERTIFICATE OF SALE NOTWITHSTANDING THE PROVISIONS OF § 3-104 OF THE REAL PROPERTY ARTICLE. THE PROPERTY THEREAFTER SHALL BE ASSESSED TO THE HOLDER OF THE CERTIFICATE OF SALE FOR PURPOSES OF ORDINARY TAXATION. All taxes accruing subsequent to the date of sale, together with interest and penalties thereon, shall be additional liens against the property AND UPON PASSAGE OF THE FINAL DECREE, SHALL BE IMMEDIATELY DUE AND PAYABLE BY THE HOLDER OF THE CERTIFICATE OF SALE EXCEPT AS PROVIDED IN § 90. The collector [shall] MAY not deliver a deed to the holder of a certificate of sale under the provisions of this subtitle unless and until all subsequent taxes, together with interest and penalties thereon, are paid in full. IF THE COUNTY COMMISSIONERS ARE HOLDERS OF THE CERTIFICATE OF SALE THE COLLECTOR SHALL DELIVER A DEED FOR PROPERTY PURCHASED AT TAX SALE BY SAID COMMISSIONERS EVEN THOUGH TAXES ARE UNPAID, THE PROVISIONS OF § 3-104 OF THE REAL PROPERTY ARTICLE AND § 115 NOTWITHSTANDING.