

"Property" § 1-101

14-833. HOLDER OF CERTIFICATE OF SALE MAY FILE COMPLAINT TO FORECLOSE RIGHT OF REDEMPTION; COMPLAINT MUST BE FILED WITHIN 2 YEARS; STRUCTURES IN BALTIMORE CITY REQUIRING SUBSTANTIAL REPAIRS TO COMPLY WITH BUILDING CODE; HOLDERS OF CERTIFICATES ISSUED AFTER JULY 1, 1969.

A HOLDER OF ANY CERTIFICATE OF SALE, OR THE HOLDER'S HEIRS OR ASSIGNS, AT ANY TIME AFTER 1 YEAR AND A DAY FROM THE DATE OF SALE IN ANY COUNTY, OR AFTER 6 MONTHS FROM THE DATE OF SALE IN BALTIMORE CITY, MAY PETITION THE CIRCUIT COURT TO FORECLOSE ALL RIGHTS OF REDEMPTION OF THE PROPERTY TO WHICH THE CERTIFICATE RELATES. THE RIGHT TO REDEEM SHALL CONTINUE UNTIL FINALLY BARRED BY DECREE OF THE CIRCUIT COURT IN WHICH THE FORECLOSURE PROCEEDING IS FILED. UNLESS A PROCEEDING TO FORECLOSE THE RIGHT OF REDEMPTION IS FILED WITHIN 2 YEARS OF THE DATE OF THE CERTIFICATE OF SALE, THE CERTIFICATE IS VOID AND ANY RIGHT, TITLE, AND INTEREST OF THE HOLDER OF THE CERTIFICATE OF SALE OR THE PREDECESSORS OF THE HOLDER OF THE CERTIFICATE OF SALE, IN THE PROPERTY SOLD SHALL CEASE AND ALL MONEY RECEIVED BY THE COLLECTOR ON ACCOUNT OF THE SALE SHALL BE DEEMED FORFEITED, AND SHALL BE APPLIED BY THE COLLECTOR ON THE TAXES IN ARREARS ON THE PROPERTY. HOWEVER, IN BALTIMORE CITY, IF ANY BUILDING OR STRUCTURE IS SOLD AND PURCHASED UNDER THIS SUBTITLE, AND THE COMMISSIONER OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OF BALTIMORE CITY, OR THE SUCCESSOR IN THAT OFFICE CERTIFIES THAT THE PARTICULAR BUILDING OR STRUCTURE INVOLVED REQUIRES, OR WITHIN 6 MONTHS SHALL REQUIRE, SUBSTANTIAL REPAIRS TO COMPLY WITH THE BALTIMORE CITY BUILDING CODE, THEN THE HOLDER OF ANY CERTIFICATE OF SALE, OR THE HOLDER'S HEIRS OR ASSIGNS, MAY AT ANY TIME AFTER 60 DAYS FROM THE DATE OF SALE, FILE A COMPLAINT IN THE CIRCUIT COURT TO FORECLOSE ALL RIGHTS OF REDEMPTION OF THE PROPERTY TO WHICH THE CERTIFICATE RELATES; THE CERTIFICATE OF THE COMMISSIONER OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OF BALTIMORE CITY, OR OF THE SUCCESSOR IN THAT OFFICE, SHALL BE A PART OF THE COMPLAINT TO FORECLOSE THE RIGHTS OF REDEMPTION.

REVISOR'S NOTE: This section formerly appeared as Art. 81, § 100(a).

Former Art. 81, § 100(b), which stated that buyers outside Baltimore City are not affected by Ch. 603, Acts of 1969 (which changed the waiting period for foreclosing on property in Baltimore City and added a reference to the Commissioner of the Department of Housing and Community Development), is deleted as superfluous.

The only other changes are in style.

Defined terms: "Collector" § 1-101
 "County" § 1-101 "Property" § 1-101
 "Tax" § 14-801