

sale, the collector shall deliver a deed for property purchased at tax sale by the governing body of the county even though taxes are unpaid, the provisions of § 3-104 of the Real Property Article and § 14-847 of this subtitle notwithstanding.

14-832.

The provisions of §§ 14-832.1 through [14-861] 14-853 of this subtitle shall be liberally construed as remedial legislation to encourage the foreclosure of rights of redemption by suits in the circuit courts and for the decreeing of marketable titles to property sold by the collector.

14-833.

[A holder of any certificate of sale, or the holder's heirs or assigns, at] AT any time after [1 year and a day] 6 MONTHS from the date of sale [in any county, or after 6 months from the date of sale in Baltimore City,] A HOLDER OF ANY CERTIFICATE OF SALE may [petition the circuit court] FILE A COMPLAINT 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] APPROPRIATE GOVERNMENT AGENCY 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] APPLICABLE 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; AND the certificate of the [Commissioner of the Department of Housing and Community Development of Baltimore City, or of the successor in that office,] APPROPRIATE GOVERNMENT AGENCY shall be a part of the complaint to foreclose the rights of redemption.

14-834.

The circuit court, on the filing of a complaint to foreclose the right of redemption, has jurisdiction to give complete relief under this subtitle, in accordance with the general jurisdiction and practice of the court, and with all laws and rules of court that relate to the circuit courts for the county in which the