

CHAPTER 617

(House Bill 370)

AN ACT concerning

Rights of Redemption – Limit on Reimbursement of Foreclosure Expenses

FOR the purpose of providing that in Anne Arundel County, Baltimore City, Baltimore County, Calvert County, Caroline County, Cecil County, Charles County, Harford County, Howard County, Kent County, Prince George's County, Queen Anne's County, and St. Mary's County, and Washington County certain persons are not entitled to be reimbursed for certain expenses in connection with the foreclosure of a right of redemption that are incurred within a certain period after the tax sale; providing for a certain exception; and providing for the effective date of this Act.

BY repealing and reenacting, with amendments,

Article – Tax – Property

Section 14-843

Annotated Code of Maryland

(1994 Replacement Volume and 1995 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article – Tax – Property

14-843.

(A) [On] EXCEPT AS PROVIDED IN SUBSECTION (B) OF THIS SECTION, ON redemption, the plaintiff or the holder of a certificate of sale is entitled to be reimbursed for expenses incurred in any action or in preparation for any action to foreclose the right of redemption. In addition, the plaintiff or holder of a certificate of sale, on redemption, is entitled to be reimbursed for fees paid for recording the certificate of sale, for attorney's fees in the sum of \$400 for each certificate of sale, for expenses incurred in the publication and service of process by publication, for reasonable fees for a necessary title search, and for taxes, together with interest and penalties on the taxes, arising after the date of sale that have been paid by the plaintiff. The plaintiff or holder of a certificate of sale is not entitled to be reimbursed for any other expenses.

(B) (1) EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION, IN ANNE ARUNDEL COUNTY, BALTIMORE CITY, BALTIMORE COUNTY, CALVERT COUNTY, CAROLINE COUNTY, CECIL COUNTY, CHARLES COUNTY, HARFORD COUNTY, HOWARD COUNTY, KENT COUNTY, PRINCE GEORGE'S COUNTY, QUEEN ANNE'S COUNTY, AND ST. MARY'S COUNTY, AND WASHINGTON COUNTY, THE PLAINTIFF OR HOLDER OF A CERTIFICATE OF SALE IS NOT ENTITLED TO BE REIMBURSED FOR EXPENSES INCURRED WITHIN 6 MONTHS AFTER THE DATE OF SALE.