

(i) IS DUE on ~~January 1~~ DECEMBER 1 of the tax year; ~~and~~

(ii) except for the service charge, may be paid without interest on or before ~~January~~ DECEMBER 31 of the tax year; AND

(III) MAY BE PREPAID WITHOUT THE SERVICE CHARGE OR INTEREST ON OR BEFORE SEPTEMBER 30 OF THE TAX YEAR.

~~[(k)](J) (1) [(1)]~~ If an escrow account is established for the payment of the property tax, the escrow account servicer shall pay ~~tax in annual payments~~ SEMIANNUAL INSTALLMENTS unless the escrow account servicer has received written direction from the property owner or borrower to pay ~~property tax in semiannual installments~~ ANNUAL PAYMENTS.

~~[(2)]~~ If a taxpayer provides written direction to an escrow account servicer at least 60 days prior to the beginning of the tax year, property taxes shall be paid on ~~a semiannual~~ AN ANNUAL payment basis on behalf of that taxpayer by the escrow account servicer in the tax year that begins immediately following the year in which the written direction was received.

~~(3) Except for a semiannual payment schedule election made under subsection (c)(1) of this section, if~~ IF a taxpayer provides written direction to an escrow account servicer less than 60 days prior to the beginning of the tax year, property taxes may be paid on ~~a semiannual~~ AN ANNUAL payment basis on behalf of that taxpayer by the escrow account servicer in the tax year that begins immediately following the year in which the written direction was received. ~~]~~

10-402.

(a) (1) Except for tax sales as provided by Title 14, Subtitle 8 of this article, if real property ownership is transferred on or after the date of finality and before the semiannual date of finality, the transferee is liable for the property tax on real property for the taxable year that begins after the transfer.

(2) If real property ownership is transferred on or after July 1 and before January 1, and the ~~transferee elects~~ PROPERTY IS SUBJECT TO a semiannual payment schedule of property tax for the current taxable year under § 10-204.3 of this title, the transferor is liable for any semiannual property tax installment that may be due for the real property in the current taxable year at the time of transfer, and is not liable for the second semiannual installment that is due after the date of transfer. The transferee is solely liable for any semiannual property tax installment for the current taxable year that is due after the date of transfer.

(3) This subsection does not preclude the transferor and the transferee of real property that is subject to this subsection from adjusting the property tax or service charges for any year between them.

SECTION 2. AND BE IT FURTHER ENACTED, That for the taxable year beginning July 1, 1999, a semiannual payment schedule election under § 10-204.3 of the Tax - Property Article shall apply to the property tax due and not in arrears for the current tax year for any transfer occurring on or after July 1, 1999 but on or before September 30, 1999.