

[(3)] (4) The balance remaining after the tax sale shall be included in the amount necessary to redeem the property under § 14-828 of this subtitle.

[(4)] (5) In a proceeding to foreclose the right of redemption under this subtitle, the complaint shall request a judgment for the city in the amount of the balance [otherwise due under this section].

(6) THE BALANCE REMAINING AFTER THE TAX SALE IS NO LONGER A LIEN ON THE PROPERTY WHEN:

(I) A JUDGMENT IS ENTERED FORECLOSING THE OWNER'S RIGHT OF REDEMPTION;

(II) THE DEED IS RECORDED; AND

(III) ALL LIENS ACCRUING SUBSEQUENT TO THE DATE OF SALE ARE PAID IN FULL.

(7) THE MAYOR AND CITY COUNCIL MAY INSTITUTE A SEPARATE ACTION TO COLLECT THE BALANCE AT ANY TIME WITHIN 7 YEARS AFTER THE TAX SALE IF THE PLAINTIFF IS A PRIVATE PURCHASER.

14-818.

(a) (1) (i) The payment of the purchase price and the high-bid premium, if any, shall be on the terms required by the collector. Except as provided in [subparagraph (ii)] SUBPARAGRAPHS (II) AND (III) of this paragraph and § 14-826 of this subtitle, the collector shall require the purchaser to pay, not later than the day after the sale, the full amount of taxes due on the property sold, whether the taxes are in arrears or not, together with interest and penalties on the taxes, expenses incurred in making the sale, and the high-bid premium, if any. The residue of the purchase price remains on credit.

(ii) In Washington County, the collector shall require the purchaser to pay on the day of the sale the full amount of taxes due on the property sold, whether the taxes are in arrears or not, together with interest and penalties on the taxes, and expenses incurred in making the sale.

(III) IN BALTIMORE CITY, WHEN ABANDONED PROPERTY IS SOLD FOR LESS THAN THE FULL AMOUNT OF TAXES DUE ON THE PROPERTY, THE COLLECTOR SHALL REQUIRE THE PURCHASER TO PAY, NOT LATER THAN THE DAY AFTER THE SALE:

1. THE FULL AMOUNT BID; AND

2. THE EXPENSES INCURRED IN MAKING THE SALE.

(2) After the final decree has been passed foreclosing the right of redemption in any property, the collector may not execute or deliver a deed to any purchaser other than the governing body of a county until the balance of the purchase price has been paid in full, together with all taxes and interest and penalties on the taxes accruing after the date of sale.