

14-835.

(a) A person shall file a complaint in the circuit court for the county in which the land is located, that states:

- (1) the fact of the issuance of the certificate of sale;
- (2) a description of the property in substantially the same form as the description appearing on the certificate of tax sale and, if the person chooses, any description of the property that appears in the land records;
- (3) the fact that the property has not been redeemed by any party in interest;
- (4) a request for process to be served on the defendants named in the complaint;
- (5) a request for an order of publication directed to all parties in interest in the property;
- (6) a request that the court pass a judgment that forecloses all rights of redemption of the defendants and any other person having any interest in the property;
- (7) a description of the amount necessary for redemption including the amount paid out at the tax sale; and
- (8) for vacant and abandoned property in Baltimore City sold TO BALTIMORE CITY for a sum less than the amount due under § 14-817 of this subtitle, a request that the court pass a judgment for the City and against the person liable for the taxes prior to the sale in the amount of the unpaid taxes, interest, penalties, and expenses otherwise due in a tax sale.

14-843.

(b) (1) Except as provided in paragraph (2) of this subsection, in Allegany County, Anne Arundel County, Baltimore City, Baltimore County, Calvert County, Caroline County, Carroll County, Cecil County, Charles County, Dorchester County, Frederick County, Garrett County, Harford County, Howard County, Kent County, Prince George's County, Queen Anne's County, St. Mary's County, Somerset County, Washington County, Wicomico County, and Worcester County, the plaintiff or holder of a certificate of sale is not entitled to be reimbursed for expenses incurred within 4 months after the date of sale.

(2) This subsection does not apply to property for which the holder:

(I) may file a complaint any time after 60 days from the date of sale, pursuant to § 14-833(e) of this [title] SUBTITLE; OR

(II) MUST FILE A COMPLAINT WITHIN 3 MONTHS FROM THE DATE OF SALE, PURSUANT TO § 14-833(C)(2) OF THIS SUBTITLE.