

14-844.

(e) [(1)] In Baltimore City[, in the event that the person liable for taxes prior to the tax sale has been personally served with process,] where [vacant and] abandoned property has been sold for a sum less than the amount due under § 14-817 of this subtitle, IN A FORECLOSURE PROCEEDING BROUGHT BY THE MAYOR AND CITY COUNCIL, the final order shall include a judgment in favor of the city and against the person liable for taxes prior to the sale, in the amount of the unpaid taxes, interest, penalties, and expenses otherwise due in a tax sale.

[(2) A judgment pursuant to this subsection may not be executed against the primary personal residence of the judgment debtor. This paragraph does not limit or restrict any other right or remedy available to the City for the collection or enforcement of taxes or other amounts due from the debtor.]

14-845.

(a) A court in the State may not reopen a judgment rendered in a tax sale foreclosure proceeding except on the ground of lack of jurisdiction or fraud in the conduct of the proceedings to foreclose; however, no reopening of any judgment on the ground of constructive fraud in the conduct of the proceedings to foreclose shall be entertained by any court unless an application to reopen a judgment rendered is filed within 1 year from the date of the judgment.

(b) If the judgment of the court foreclosing all rights of redemption is set aside, the amount required to redeem is the amount required by this subtitle, and in addition, the reasonable value, at the date the judgment is set aside, of all improvements made on the property AND ALL COSTS INCURRED WITH RESPECT TO DEVELOPMENT OF THE PROPERTY by the purchaser and the purchaser's successors in interest.

(C) (1) IN BALTIMORE CITY, WITH RESPECT TO ABANDONED PROPERTY, A PETITIONER WHO FILES AN ACTION TO REOPEN A JUDGMENT OR TO RECOVER DAMAGES ON THE GROUND OF CONSTRUCTIVE FRAUD OR INADEQUATE NOTICE MUST FILE WITHIN 1 YEAR SHALL BE FILED WITHIN 3 YEARS FROM THE DATE OF JUDGMENT AND MAY NOT RECOVER MORE THAN THE.

(2) DAMAGES IN AN ACTION UNDER PARAGRAPH (1) OF THIS SUBSECTION MAY NOT EXCEED THE FAIR MARKET VALUE OF THE PROPERTY AT THE TIME OF SALE.

[(c)] (D) A court in the State may not reopen a judgment rendered in a foreclosure proceeding instituted by the Mayor and City Council of Baltimore City under former Article 81, §§ 117 through 121 of the Code unless an application to reopen the judgment is filed on or before June 30, 1987. After June 30, 1987, any judgment rendered under former Article 81, §§ 117 through 121 of the Code shall be deemed conclusively to have been ratified by all persons who might otherwise have grounds to object to the judgment.