

that it proposes to make an assessment of benefit against their real property for such erosion prevention works, and that upon a day certain to be named therein a hearing will be granted such owners at a place designated therein. Said notice of the proposed assessment, as far as practicable, shall be mailed to each property owner in said assessment district by placing the same in an envelope addressed to his last known address and depositing the same, postpaid, in a United States post office, and by publication thereof once a week for two successive weeks in a newspaper of general circulation published in the county.

(b) After said hearing has been granted, said commissioners, acting as such district council, shall determine the benefits accruing to each of the lots or parcels of land in said assessment district from the construction of said erosion prevention works and shall fix and levy a benefit charge upon each lot or parcel of land in said assessment district to the extent it is benefited by the construction of said erosion prevention works, or part thereof. Said benefit charge shall be a lien upon the real property against which it is assessed and shall be paid annually as county taxes are required to be paid, by all such lots or parcels of land in such district for a period of years coextensive with the period of maturity of the notes, certificates of indebtedness or bonds out of the proceeds of which such erosion prevention work was done.

(C) (1) THIS SUBSECTION APPLIES ONLY IN CARROLL COUNTY, DORCHESTER COUNTY, ST. MARY'S COUNTY, AND SOMERSET COUNTY.

(2) THE ANNUAL BENEFIT ASSESSMENTS LEVIED IN ACCORDANCE WITH SUBSECTION (B) OF THIS SECTION SHALL BE PAYABLE IN ANNUAL INSTALLMENTS OVER A PERIOD OF 25 YEARS OR ANY SHORTER TIME AS DIRECTED BY THE COUNTY COMMISSIONERS.

(2) (3) ANNUAL INSTALLMENTS SHALL BE A PERSONAL OBLIGATION OF THE OWNER OF A BENEFITED PROPERTY AT THE TIME THE INSTALLMENTS BECOME DUE.

(2) (4) (1) ANY ANNUAL INSTALLMENTS IN DEFAULT SHALL BE A FIRST LIEN ON THE BENEFITED PROPERTY, SUBJECT ONLY TO PRIOR STATE, COUNTY, OR MUNICIPAL REAL PROPERTY TAXES. THE OUTSTANDING BALANCE OF A BENEFIT CHARGE SHALL BE GIVEN NORMAL LIEN PRIORITY.

(2) (II) THE SALE OF A BENEFITED PROPERTY DOES NOT EXTINGUISH THE LIEN ASSESSED AGAINST THE BENEFITED PROPERTY.

(2) (III) THE PURCHASER OF A BENEFITED PROPERTY SHALL:

(4) 1. TAKE OWNERSHIP OF THE PROPERTY SUBJECT TO ANY OUTSTANDING BALANCE OF THE TOTAL BENEFIT CHARGE UNPAID AT THE CONCLUSION OF THE SALE; AND

(4) 2. BE REQUIRED TO MEET THE SAME ANNUAL INSTALLMENTS AS WERE BEING PAID BY THE PREVIOUS OWNER OF THE BENEFITED PROPERTY.

(4) (IV) FOR PURPOSES OF § 3-104(B) OF THE REAL PROPERTY ARTICLE, RELATING TO THE PAYMENT OF TAXES AS A PREREQUISITE TO RECORDING ANY