

bids at tax sales by the collector or as delegated by the collector; authorizing certain collectors of property tax to establish certain high-bid ~~amounts~~ premiums for property to be auctioned at a tax sale ~~and certain rates for high bid premiums; establishing limits for high bid amounts and rates for high bid premiums;~~ establishing the conditions under which the highest bidder at a tax sale is required to pay a high-bid premium; requiring the collector to refund the high-bid premium under certain conditions; providing that the high-bid premium is not refundable under certain conditions; ~~providing for the application of this Act; making the provisions of this Act severable;~~ making this Act an emergency measure; and generally relating to tax sales.

BY repealing and reenacting, with amendments,

Article - Tax - Property

Section 14-817 and 14-818

Annotated Code of Maryland

(1994 Replacement Volume and 1997 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article - Tax - Property

14-817.

(a) (1) (I) The sale shall be held on the day and at the place stated in the notice by advertising.

(II) The sale shall be held in the county in which the land to be sold is located.

(III) If the sale cannot be completed on that day, the collector shall continue the [same from day to day] SALE AS DETERMINED BY THE COLLECTOR AND ANNOUNCED TO THE BIDDERS AT THE SALE until all property included in the sale is sold.

(2) All sales shall be at public auction to the [highest bidder] PERSON WHO MAKES THE HIGHEST GOOD FAITH ACCEPTED BID, in fee or leasehold, as the case may be.

(3) (I) THE COLLECTOR SHALL RETAIN ANY COMMON LAW OR OTHER AUTHORITY NORMALLY GRANTED TO AN AUCTIONEER CONDUCTING A PUBLIC AUCTION AND MAY REFUSE TO ACCEPT BIDS THAT ARE NOT MADE IN GOOD FAITH AND THAT WOULD MANIFESTLY DEFEAT AND FRUSTRATE THE OBJECT AND PURPOSE OF THE SALE, IN THE COLLECTOR'S SOLE DISCRETION.

(II) THE COLLECTOR MAY DELEGATE THIS AUTHORITY TO AN AUCTIONEER.

(4) THE CONDUCT OF THE SALE SHALL BE ACCORDING TO TERMS SET BY THE COLLECTOR, AND PUBLISHED WITH A REASONABLE DEGREE OF SPECIFICITY IN THE PUBLIC NOTICE OF THE TAX SALE, TO ENSURE THE ORDERLY FUNCTIONING