

SENATE BILL 289

N1, L2

0lr2320
CF 0lr2318

By: **Senator Edwards**

Introduced and read first time: January 22, 2020

Assigned to: Judicial Proceedings

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Allegany County – Transfer of Property on Assessment Books**

3 FOR the purpose of prohibiting the transfer of property in Allegany County on the
4 assessment books or records until certain charges due a municipal corporation have
5 been paid as required by law, subject to certain exceptions; requiring the certificate
6 of a certain collecting agent and municipal corporation to be endorsed on the deed
7 and providing that the endorsement is sufficient authority for transfer on the
8 assessment books; making stylistic changes; and generally relating to the transfer of
9 properties in Allegany County.

10 BY repealing and reenacting, with amendments,
11 Article – Real Property
12 Section 3–104(b)
13 Annotated Code of Maryland
14 (2015 Replacement Volume and 2019 Supplement)

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

17 **Article – Real Property**

18 3–104.

19 (b) (1) **(I)** Except as provided in subsection (c) of this section, property may
20 not be transferred on the assessment books or records until:

21 **[(i)] 1.** All public taxes, assessments, and charges currently due
22 and owed on the property have been paid to the treasurer, tax collector, or director of
23 finance of the county in which the property is assessed; and

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 [(ii)] **2.** All taxes on personal property in the county due by the
2 transferor have been paid when all land owned by [him] **THE TRANSFEROR** in the county
3 is being transferred.

4 [(2)] **(II)** The certificate of the collecting agent designated by law, showing
5 that all taxes, assessments, and charges have been paid, shall be endorsed on the deed, and
6 the endorsement shall be sufficient authority for transfer on the assessment books.

7 [(3)] **(2)** **(I)** Except as provided in subsection (c) of this section, in
8 **ALLEGANY, Cecil, Charles, Dorchester, Harford, Howard, Kent, Queen Anne's, Somerset,**
9 **and St. Mary's** counties no property may be transferred on the assessment books or records
10 until:

11 [(1)] **1.** [all] **ALL** public taxes, assessments, any charges due a
12 municipal corporation, and charges due on the property have been paid as required by
13 law[.]; and

14 [(2)] **2.** [all] **ALL** taxes on personal property in the county due by
15 the transferor have been paid when all land owned by [him] **THE TRANSFEROR** in the
16 county and municipal corporation is being transferred.

17 **(II)** The certificate of the collecting agent and municipal corporation
18 designated by law showing that all taxes, assessments, and charges have been paid, shall
19 be endorsed on the deed and the endorsement shall be sufficient authority for transfer on
20 the assessment books.

21 **SECTION 2. AND BE IT FURTHER ENACTED,** That this Act shall take effect June
22 1, 2020.