

# SENATE BILL 289

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CF HB 678

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By: **Senator Edwards**

Introduced and read first time: January 22, 2020

Assigned to: Judicial Proceedings

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Committee Report: Favorable

Senate action: Adopted

Read second time: February 18, 2020

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## CHAPTER \_\_\_\_\_

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:

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



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

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

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

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

14                   [(1)] 1. [all] **ALL** public taxes, assessments, any charges due a  
15 municipal corporation, and charges due on the property have been paid as required by  
16 law[.]; and

17                   [(2)] 2. [all] **ALL** taxes on personal property in the county due by  
18 the transferor have been paid when all land owned by [him] **THE TRANSFEROR** in the  
19 county and municipal corporation is being transferred.

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

24                   SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June  
25 1, 2020.

Approved:

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Governor.

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President of the Senate.

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Speaker of the House of Delegates.