

Introduced and Read: _____
2nd Reading and Adoption: _____
Posted: _____
Effective Date: _____

CITY OF MOUNT RAINIER, MARYLAND

ORDINANCE NO. 7-2009

(Drafted by City Attorney)

Introduced by _____

A Ordinance Providing for Notice to be Given to the City Within Five Days After an Order to Docket or a Complaint to Foreclose on a Mortgage or Deed of Trust is Filed on Residential Property in the City of Mount Rainier.

WHEREAS, the Maryland General Assembly recently passed a law (Chapter 149, Acts of Maryland 2009 (House Bill 640)) amending Section 14-126 of the Real Property Article of the *Annotated Code of Maryland* to authorize counties and municipal corporations to enact local laws requiring that notice be given to a county or municipal agency or official within five days after the filing of a foreclosure action on residential property located in the county or municipal corporation; and

WHEREAS, this state law takes effect on July 1, 2009; and

WHEREAS, the City of Mount Rainier desires to enact a local law providing for the City to receive notice of residential property foreclosures when the foreclosure case is docketed in the Circuit Court for Prince George's County; and

WHEREAS, earlier notice of the commencement of an action to foreclose a lien on residential real property will allow the City to better monitor the status of residential properties in the City, including enforcement of its property maintenance code standards and vacant building registration requirements.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MOUNT RAINIER THAT:

1. Within five (5) days after filing an Order to Docket or a Complaint to Foreclose a mortgage or deed of trust on residential property located in the City of Mount Rainier, the person authorized to make the sale shall give notice of the filing to the City Manager as follows:

City Manager
City of Mount Rainier
1 Municipal Place
Mount Rainier, MD 20712.

2. The notice required by this Ordinance shall include:
 - a. The street address of the residential property subject to the foreclosure action;
 - b. The names and addresses, if known, of all owners of the residential property subject to the foreclosure action; and
 - c. The name, address, and telephone number of the person authorized to make the sale.

3. This Ordinance shall be effective on July 1, 2009.

THIS ORDINANCE IS ADOPTED BY THE COUNCIL OF THE CITY OF MOUNT RAINIER THIS ____ DAY OF _____, 2009.

Attest:

Jeannelle B. Wallace, City Manager

Malinda Miles, Mayor

Alta Morton, Council Member Ward 1

Jimmy Tarlau, Council Member Ward 1

Bryan Knedler , Council Member Ward 2

Ivy Thompson, Council Member Ward 2