

Tax Sale Authority

In accordance with Chapter 113 of the Public Laws of St. Mary's County, Maryland, being part of Article 19 of the Code of Public Local Laws of the State of Maryland MetCom charges and fees are a first lien on the property against which they are assessed until paid.

The tax sale is held annually by the St. Mary's County Treasurer's Office, usually during the 1st week of March for the previous tax year. The Treasurer's Office holds a public auction to satisfy the taxes. In addition, properties may also be sold for delinquent MetCom water/sewer bills and for the Town of Leonardtown bills.

Tax sale procedures apply to all accounts more than six (6) months in arrears as of October 1st.

MetCom liens are statutorily created and are not recorded in the Land Records. However, MetCom liens are disclosed in the Land Records room, in accordance with Sections 113-12(D)(7) & (8) of the County Code, which provides:

- 1) To give notice to the general public of existing liens and charges against any property within any sanitary district abutting on any water or sewer main, the Commission shall keep a public record of all names of owners of property, locations of the property, lot numbers when of record and the amount of the connection charges or other charges that may become liens.
- 2) The records shall be kept in the land records of St. Mary's County and the Clerk of the Circuit Court for the County shall furnish space necessary to keep and preserve the records, that, when recorded in the public record, are legal notice of all existing liens within any sanitary district.

In keeping with this requirement, Past Due Account Listing of all MetCom accounts is delivered by MetCom to the Records Room each month.