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OVER-THE-COUNTER TAX SALE CERTIFICATE FROM THE COMMISSIONERS OF ST. MARY'S COUNTY

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Frequently Asked Questions

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Who do I contact?

Brandy McKelvey, Paralegal, St. Mary's County Attorney's Office 301-475-4200 extension 1702 or brandy.mckelvey@stmarysmd.com

What is the process?

- A list of available [Over-the-Counter](#) tax sale certificates is available online.
- Brandy will provide you with the total due to purchase.
- An Assignment of Tax Sale Certificate document will be drafted and e-mailed to you for review and signature. This can also be handled in person at the County Attorney's Office, no e-mail is required.
- Once the payment and executed Assignment have been received, Brandy will take charge of obtaining the last 2 required signatures.
- After all signatures are obtained, the original Assignment and tax sale certificate will be returned to you.

How do I make payment?

- Certified funds are required to purchase a tax sale certificate (such as cashier's check or money order).
- The cashier's check should be made payable to the "St. Mary's County Treasurer".
- The payment is due upon signature/completion of the Assignment and is given to Brandy at the County Attorney's Office.

Does the six (6) month redemption period start at the time of assignment?

No, the six (6) month redemption period remains the same no matter what date it is assigned. The redemption period is stated on the tax sale certificate.

How do I find out more about the properties?

The County Attorney's office does not know any details about the properties associated with the certificates. The following resources can be used to obtain assessment information on the State website, to locate the property on an aerial view, or to see if a property has a passing perc test:

St. Mary's County Health Department – Environmental: (301) 475-4330

<http://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx> and

<https://www.stmarysmd.com/it/gis/> (The "Zoning Ordinance Map" is the most useful. If you click on the magnifying glass you can type in the tax account number for the property you are looking for and most times it will take you directly to the property).