

PURCHASING A TAX SALE CERTIFICATE FROM THE COMMISSIONERS OF ST. MARY'S COUNTY

Frequently Asked Questions

- Who do I contact?
 - Contact Brandy McKelvey, Paralegal, St. Mary's County Attorney's Office at (301) 475-4200 ext. *1702 or brandy.mckelvey@stmarysmd.com, for a list of available tax sale certificates or to purchasing a tax sale certificate from the County Commissioners.
- What is the process?
 - 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 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 @ the County Attorney.
- 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 doesn't 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:
 - <http://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>
 - <https://stmarysmd.maps.arcgis.com/apps/webappviewer/index.html?id=f0010a9a5db04695b37c39c033c33edb> (I find the "Zoning Ordinance Map" most useful. If you click on the magnifying glass, you can type in the tax account number (omitting the dash) for the property you are looking for and most times it will take you directly to the property).
 - St. Mary's County Health Department – Environmental: (301) 475-4321