

**COUNTY COUNCIL OF CECIL COUNTY, MARYLAND
LEGISLATIVE SESSION 2015-07**

BILL NO. 2015-06 AS AMENDED

Title of Bill: Fees- Transfer of Interest in Land

Synopsis: A Bill to change the fee for the transfer of an interest in land from \$10 to 0.5% of the consideration Identified in the deed or other instrument recorded with the Clerk of Court for Cecil County; and providing certain exemptions from the transfer fee.

Introduced by: Council President at the request of the County Executive

Introduced and order posted on: April 7, 2015

Public hearing scheduled on: May 12, 2015 at 7:00 p.m.

Consideration scheduled on: June 2, 2015

By: _____
Council Manager

PUBLIC HEARING

Notice of time and place of public hearing and title of Bill having been posted by April 7, 2015 at the County Administration Building, 200 Chesapeake Blvd., Elkton, and having been published according to the Charter on April 29, 2015 and May 6, 2015, a public hearing was held on May 12, 2015 and concluded on May 12, 2015.

By: _____
Council Manager

Explanation: CAPITALS INDICATE MATTER ADDED TO EXISTING ORDINANCE.
{Brackets} indicate matter deleted from existing ordinance.
Underlining indicates language added to ordinance by amendment.
~~Strike through~~ indicates language stricken out of an Ordinance by amendment.

1 **WHEREAS**, Chapter 202 (Fees), Article I (Deed Transfer Fee), § 202-1 (Transfer of Interest In Land
2 Fee), of the Cecil County Code provides that there shall be paid to Cecil County, Maryland, before
3 recording any deed or other instrument involving the transfer of an interest in land, a transfer fee in the
4 amount of \$10.00; and,

5 **WHEREAS**, the County finds it necessary and proper to increase the transfer of interest in land fee
6 pursuant to Chapter 202 (Fees), Article I (Deed Transfer Fee), by amending § 202-1 (Transfer of Interest In
7 Land Fee), of the Cecil County Code. '

8 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CECIL COUNTY, MARYLAND,**
9 that Chapter 202 (Fees), Article I (Deed Transfer Fee), § 202-1 (Transfer of Interest In Land Fee), of the
10 Cecil County Code is amended as follows:

11 § 202-1 (Transfer of Interest In Land Fee)

12 There shall be paid to Cecil County, Maryland, before recording any deed or other
13 instrument involving the transfer of an interest in land, a transfer fee in the amount o[\$10]
14 0.5% OF THE CONSIDERATION IDENTIFIED IN THE DEED OR OTHER INSTRUMENT
15 RECORDED WITH THE CLERK OF COURT FOR CECIL COUNTY. A TRANSFER FEE IMPOSED
16 UNDER THIS SECTION DOES NOT APPLY TO AN INSTRUMENT OF WRITING EXEMPT FROM
17 THE STATE TRANSFER TAX UNDER *MD. CODE ANN., TAX – PROPERTY, §13-207, AND THE*
18 *TRANSFER FEE FOR FIRST TIME HOME BUYERS UNDER MD. CODE ANN., TAX - PROPERTY,*
19 *§ 13-203 SHALL BE 0.25% OF THE CONSIDERATION PAYABLE FOR THE INSTRUMENT OF*
20 *WRITING WITH THE TRANSFER FEE TO BE PAID ENTIRELY BY THE SELLER.*
21 *PROPERTIES UNDER CONTRACT AS OF JUNE 1, 2015, SHALL BE SUBJECT TO THE EXISTING*
22 *TRANSFER FEE OF TEN DOLLARS (\$10.00), PROVIDED THAT SETTLEMENT ON THE TRANSFER*
23 *OF LAND OCCURS ON OR BEFORE AUGUST 31, 2015; ELIGIBLE PROPERTIES THAT FAIL TO*
24 *RECORD THE TRANSFER ON OR BEFORE SEPTEMBER 15, 2015, AT THE CECIL COUNTY*
25 *DEPARTMENT OF FINANCE SHALL BE ASSESSED THE NEW 0.5% TRANSFER FEE UNLESS*
26 *OTHERWISE EXEMPT.*

27 **AND BE IT FURTHER RESOLVED BY THE COUNTY COUNCIL OF CECIL COUNTY, MARYLAND,** that
28 the transfer of interest in land fee shall be effective July 1, 2015 and shall continue in effect until
29 changed by the County Council.

CERTIFICATION

I, HEREBY CERTIFY that the above Bill was posted for the public on the public bulletin board with the date, time and location of the public hearing meeting, copies were made available for the public, a copy was distributed to the press, and copy was made available on the Cecil County website.

BY Council Manager