

Queen Anne's County – Treasury Office
Final Notice Insert

Summary of the Tax Sale process

Queen Anne's County conducts an annual tax sale, in accordance with Md. Tax-Property Code Ann. Section 14-812, to collect delinquent property taxes and/or delinquent water and sewer charges and/or delinquent nuisance liens. The Tax Sale for unpaid accounts will be held online at <https://queenannes.marylandtaxsale.com> on Tuesday, May 19th, 2026.

Final notices for delinquent property taxes and/or water and sewer charges and/or delinquent nuisance liens were mailed on or about March 23rd, 2026, to property owners, allowing 50 days for payment to be received by the collector. Additional fees will be added as follows: \$15 attorney fee and \$100 advertising fee will be added on or about April 10th, 2026. The last day to pay before the tax sale is May 12th, 2026. If your property is sold at tax sale, a member of our staff can give you detailed information on your rights to redeem the property. If you redeem the property, additional interest, legal fees, and post-sale taxes must be paid. A foreclosure action of the right of redemption may be processed in the Court by the buyer of the tax sale lien as soon as six months from the date of the sale. If you have declared Bankruptcy and do not list Queen Anne's County as a creditor, you are responsible in notifying and providing proof to the County of your Bankruptcy filing to eliminate inclusion in the annual tax sale.

Contact our office at (410) 758-0414 extension 2087 for amounts due, terms of sale, and a further understanding of the tax sale process.

If this property is your principal residence and you are having difficulty paying the taxes on the property, there are programs that may help you.

The Department of Aging can assist with the Homeowner's Property Tax Credit Application. The homeowner's property tax credit may significantly reduce the property taxes you owe if you have limited income and assets. You may be eligible for the credit at any age, but if you are 70 years old or older you may be eligible for a special benefit that may reduce the taxes you owe for the past 3 years. You can reach the Department of Aging at 410-758-1040.

The Homeowner's Property Tax Credit is administered by a division of the State Department of Assessments & Taxation and can be reached at:

- Toll-Free: (800) 944-7403
- Website: <https://dat.maryland.gov/homeowners>
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The State of Maryland Tax Sale Ombudsman was established and is available to:

- Answer questions about the tax sale process; and,
- Assist homeowners with applying for tax credits and other benefits that may help homeowners pay delinquent taxes and retain their homes.
- If you are a homeowner of limited income you may qualify for the Homeowner Protection Program, which could keep your home out of tax sale for at least 3 years and could help you to pay the taxes you owe and keep your home.

For more information about the program and how to apply, please contact:

The State of Maryland Tax Sale Ombudsman:

- Toll-Free: (833) 732-8411
- Email: sdat.taxsale@maryland.gov
- Website: <https://dat.maryland.gov/taxsale>