By: Chair, Economic Matters Committee (By Request – Maryland Judicial Conference)

Introduced and read first time: February 5, 2015 Assigned to: Economic Matters

Committee Report: Favorable with amendments House action: Adopted Read second time: March 14, 2015

CHAPTER _____

1 AN ACT concerning

2 Commercial Law – Secured Transactions – False Records Financing Statements

3 FOR the purpose of prohibiting a person from causing a record financing statement to be 4 filed or recorded with a filing office under certain circumstances; authorizing a filing $\mathbf{5}$ office to refuse to accept a record for filing or recording under certain circumstances; 6 authorizing a certain person to file a request to terminate a filed record under certain circumstances; requiring the request to be accompanied by a certain affidavit; 7 8 requiring the State Department of Assessments and Taxation to adopt by regulation 9 and make available a certain request form and affidavit; requiring a filing office, on 10 the filing office's refusal to accept a record or on receipt of a request to terminate a filed record, to send to certain persons a request to provide certain information; 11 authorizing a filing office to terminate a record under certain circumstances; 12prohibiting a filing office from charging or refunding certain fees: requiring a filing 13 office to notify certain persons of a certain decision; establishing that the sole remedy 14 15of a party aggrieved by a filing office's decision is to file a certain petition in the circuit court for the county where certain property is located; providing for the 1617parties to the proceeding; requiring the prevailing party to provide a copy of the court 18 order to the filing office under certain circumstances; requiring the filing office to take certain actions on receipt of the court order; requiring a filing office to accept 1920for filing a financing statement that meets certain requirements and send a certain notice in a certain manner to certain persons under certain circumstances; 2122authorizing a certain person to submit a certain affidavit stating certain information; 23requiring a filing office to send a certain notice if the filing office receives a certain 24affidavit; requiring the State Department of Assessments and Taxation to adopt by

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

<u>Underlining</u> indicates amendments to bill.

Strike out indicates matter stricken from the bill by amendment or deleted from the law by amendment.



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1	regulation and make available a certain form of affidavit to be used for certain
2	purposes; authorizing a filing office to terminate a financing statement under certain
3	circumstances; requiring a filing office that terminates a financing statement to send
4	notice of the termination to certain persons in a certain manner; requiring a filing
5	office to review a certain affidavit for a certain purpose and, under certain
6	circumstances, to send a certain notice to certain persons in a certain manner;
7	authorizing a certain person, under certain circumstances, to file a certain petition
8	in a certain circuit court seeking a certain determination; requiring the petition to
9	be filed within a certain period of time; requiring a certain proceeding to include
10	certain parties; prohibiting a filing office from being joined as a party to the
11	proceeding; establishing certain notice procedures for the proceeding; requiring the
12	court to enter a certain order and a certain party to provide a copy of the order to the
13	filing office under certain circumstances; requiring the filing office to take certain
14	actions on receipt of a certain court order; authorizing the court to award to the
15	prevailing party certain damages, fees, and costs; prohibiting a filing office from
16	charging or refunding certain fees; authorizing the Department to adopt certain
17	regulations; defining certain terms a certain term; providing for the application of
18	this Act; and generally relating to secured transactions.
19	BY adding to
20	Article – Commercial Law
21	Section 9–501.1
22	Annotated Code of Maryland
23	(2013 Replacement Volume and 2014 Supplement)
24	SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
25	That the Laws of Maryland read as follows:
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26	Article – Commercial Law
97	0 501 1
27	9–501.1.
00	(A) (1) IN THE GEODIAN THE FALL ANTING WARDER HAVE THE MEANINGS
28	(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS
29	INDICATED.
20	(9) " \mathbf{D} = (0,0,0,0,0,0,0,0,0,0,0,0,0,0,0,0,0,0,0,
30	(2) "Record" includes a financing statement.
01	(9) (1) "DECLUATED EINANCIAL INCOMPTON?" MEANIG A
31	(3) (I) "REGULATED FINANCIAL INSTITUTION" MEANS A
32	FINANCIAL INSTITUTION SUBJECT TO REGULATORY OVERSIGHT OR EXAMINATION
33	BY A STATE OR FEDERAL AGENCY.
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34	(II) "REGULATED FINANCIAL INSTITUTION" INCLUDES A BANK,
35	A SAVINGS BANK, A SAVINGS ASSOCIATION, A BUILDING AND LOAN ASSOCIATION, A
36	CREDIT UNION, A CONSUMER FINANCE COMPANY, AN INDUSTRIAL BANK, AN
37	INDUSTRIAL LOAN COMPANY, AN INSURANCE COMPANY, AN INVESTMENT COMPANY,

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1 AN INVESTMENT FUND, AN INSTALLMENT SELLER, A MORTGAGE SERVICER, A SALES

FINANCIAL COMPANY, AND A LEASING COMPANY.
(B) EXCEPT AS PROVIDED IN SUBSECTION (F)(2) OF THIS SECTION, THIS
SECTION DOES NOT APPLY TO A RECORD FILED OR RECORDED BY A REGULATED
FINANCIAL INSTITUTION OR A REPRESENTATIVE OF A RECULATED FINANCIAL
INSTITUTION.
(C) A PERSON MAY NOT CAUSE TO BE FILED OR RECORDED UNDER THIS
TITLE A RECORD THAT THE PERSON KNOWS OR REASONABLY SHOULD KNOW:
(1) IS FALSE;
(2) CONTAINS OR IS BASED ON A MATERIALLY FALSE, FICTITIOUS, OR
FRAUDULENT STATEMENT OR REPRESENTATION;
(3) Is not authorized to be filed or recorded under this
TITLE; OR
(4) I s not related to a valid existing or potential
COMMERCIAL OR FINANCIAL TRANSACTION, AGRICULTURAL OR OTHER LIEN,
SECURITY INTEREST, OR OTHER DEBT OR OBLIGATION.
(D) A FILING OFFICE MAY REFUSE TO ACCEPT A RECORD FOR FILING OR
RECORDING IF THE FILING OFFICE HAS REASON TO BELIEVE THE RECORD IS IN
VIOLATION OF SUBSECTION (C) OF THIS SECTION.
(E) (1) A PERSON IDENTIFIED AS A DEBTOR IN A FILED RECORD THAT
THE PERSON BELIEVES WAS CAUSED TO BE COMMUNICATED TO THE FILING OFFICE
IN VIOLATION OF SUBSECTION (C) OF THIS SECTION MAY FILE WITH THE FILING
OFFICE A REQUEST TO TERMINATE THE RECORD.
(2) The request shall be accompanied by an affidavit
STATING THE BASIS FOR THE PERSON'S BELIEF THAT THE RECORD WAS
COMMUNICATED TO THE FILING OFFICE IN VIOLATION OF SUBSECTION (C) OF THIS
SECTION.
(3) THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION
SHALL ADOPT BY REGULATION AND MAKE AVAILABLE A REQUEST FORM AND
AFFIDAVIT FOR USE UNDER THIS SECTION.

31(F)On A filing office's refusal to accept a record under32SUBSECTION (D) OF THIS SECTION OR ON RECEIPT OF A REQUEST FILED UNDER33SUBSECTION (E) OF THIS SECTION, THE FILING OFFICE SHALL SEND TO THE

1 SECURED PARTY OF RECORD AND TO THE PERSON THAT FILED OR RECORDED THE RECORD, IF THE PERSON'S IDENTITY AND ADDRESS ARE KNOWN TO THE FILING 2 3 OFFICE, A REQUEST TO PROVIDE, WITHIN 30 DAYS, ADDITIONAL INFORMATION SUPPORTING: 4

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(1) THE VALIDITY OF THE RECORD: OR

6 (2) THAT THE RECORD WAS FILED OR RECORDED BY A REGULATED $\overline{7}$ FINANCIAL INSTITUTION OF A REPRESENTATIVE OF A RECULATED FINANCIAL 8 INSTITUTION.

9 (G) AFTER EXPIRATION OF THE 30-DAY PERIOD UNDER SUBSECTION (F) OF 10 THIS SECTION. THE FILING OFFICE MAY TERMINATE THE RECORD IF. BASED ON THE 11 **DOCUMENTATION PROVIDED. THERE IS A REASONABLE BASIS FOR CONCLUDING** 12 THAT THE RECORD IS IN VIOLATION OF SUBSECTION (C) OF THIS SECTION.

- (H) A FILING OFFICE MAY NOT: 13

(1) CHARGE A FEE TO FILE A REQUEST UNDER THIS SECTION: OR

15 (2) REFUND ANY FEE PAID FOR FILING A RECORD TERMINATED 16 **UNDER THIS SECTION.**

17(I) A FILING OFFICE SHALL PROMPTLY NOTIFY THE PARTIES NAMED IN A 18 FILED RECORD AND THE PERSON THAT COMMUNICATED THE RECORD TO THE 19 FILING OFFICE, AT THE ADDRESSES KNOWN TO THE FILING OFFICE, OF ITS DECISION 20 TO TERMINATE THE RECORD OR TO DENY THE REQUEST TO TERMINATE THE 21 RECORD.

22(J) (1) THE SOLE REMEDY OF A PARTY AGGRIEVED BY A DECISION OF A 23FILING OFFICE SHALL BE TO FILE A PETITION IN THE CIRCUIT COURT FOR THE 24COUNTY WHERE ANY AFFECTED PROPERTY IS LOCATED SEEKING A DETERMINATION 25 OF THE VALIDITY OF THE FILED RECORD.

26THE PARTIES TO A PROCEEDING UNDER THIS SUBSECTION (2) (I) 27SHALL INCLUDE THE PARTIES NAMED IN THE FILED RECORD.

28THE FILING OFFICE MAY NOT BE JOINED AS A PARTY TO A (III) 29 PROCEEDING UNDER THIS SUBSECTION.

30 (3) IF THE COURT DETERMINES THAT A FILED RECORD TERMINATED UNDER THIS SECTION SHOULD BE REINSTATED OR ACCEPTED OR THAT A RECORD 31 32 ACCEPTED FOR FILING SHOULD BE TERMINATED, THE PREVAILING PARTY SHALL 33 PROVIDE A COPY OF THE COURT ORDER TO THE FILING OFFICE.

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(K) (1) ON RECEIPT OF A COURT ORDER REINSTATING A TERMINATED

 $\mathbf{2}$ RECORD. THE FILING OFFICE SHALL REFILE THE RECORD ALONG WITH A NOTICE 3 INDICATING THAT THE RECORD WAS REFILED IN ACCORDANCE WITH A COURT 4 ORDER AND THE ORIGINAL FILING DATE OF THE RECORD. $\mathbf{5}$ (2) **ON RECEIPT OF A COURT ORDER REQUIRING A FILED RECORD TO** 6 BE TERMINATED, THE FILING OFFICE SHALL TERMINATE THE RECORD AND FILE A 7 NOTICE INDICATING THAT THE FILED RECORD WAS TERMINATED IN ACCORDANCE 8 WITH A COURT ORDER. (A) (1) IN THIS SECTION, "FILING OFFICE" MEANS AN OFFICE DESCRIBED 9 IN § 9–501(A). 10 11 (2) "FILING OFFICE" INCLUDES THE STATE DEPARTMENT OF 12ASSESSMENTS AND TAXATION. 13 **(B)** THIS SECTION DOES NOT APPLY TO A FINANCING STATEMENT THAT IS A MORTGAGE OR DEED OF TRUST. 14 15**(C)** A PERSON MAY NOT CAUSE TO BE FILED OR RECORDED UNDER THIS 16 TITLE A FINANCING STATEMENT THAT THE PERSON KNOWS IS: 17(1) FALSE; (2) 18 NOT AUTHORIZED TO BE FILED OR RECORDED UNDER THIS TITLE: 19 OR

20(3)NOT RELATED TO A VALID EXISTING OR POTENTIAL COMMERCIAL21OR FINANCIAL TRANSACTION.

22(D)(1)IFAFILINGOFFICERECEIVESFORFILINGAFINANCING23STATEMENT THAT THE FILING OFFICE HAS REASON TO BELIEVE IS BEING FILED BY24A PERSON IN VIOLATION OF SUBSECTION (C), THE FILING OFFICE SHALL:

25(A)ACCEPT FOR FILING THE FINANCING STATEMENT IF IT26OTHERWISE MEETS ALL FILING REQUIREMENTS; AND

27(B)SEND A NOTICE TO THE PERSONS SPECIFIED IN PARAGRAPH28(2) THAT:

IDENTIFIES THE PERSONS NAMED IN THE FINANCING

(I)

29 30 **STATEMENT;**

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	6 HOUSE BILL 312
1	(II) INDICATES THE DATE OF FILING AND FILING NUMBER
2	OF THE FINANCING STATEMENT;
3	(III) STATES THE PROHIBITION UNDER SUBSECTION (C);
4	(IV) STATES THAT THE FILING OFFICE HAS REASON TO
5	BELIEVE THAT THE FINANCING STATEMENT HAS BEEN FILED IN VIOLATION OF
6	SUBSECTION (C) AND DESCRIBES THE FACTUAL BASIS FOR THAT BELIEF; AND
7	(V) ADVISES THAT THE FINANCING STATEMENT MAY BE
8	TERMINATED BY THE FILING OFFICE UNLESS, WITHIN 45 DAYS AFTER THE NOTICE
9	IS SENT BY THE FILING OFFICE, A PERSON WHO RECEIVES THE NOTICE SENT BY THE
10 11	FILING OFFICE UNDER PARAGRAPH (2) SUBMITS TO THE FILING OFFICE AN AFFIDAVIT THAT STATES THE PERSON'S BELIEF THAT THE FINANCING STATEMENT
11	DOES NOT VIOLATE SUBSECTION (C) AND PROVIDES THE FACTUAL BASIS FOR THAT
$13^{$	BELIEF.
14	(2) <u>THE NOTICE REQUIRED UNDER THIS SUBSECTION SHALL BE SENT</u>
15	BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, AND BY FIRST-CLASS MAIL, TO:
16	(A) THE PERSON IDENTIFIED AS THE SECURED PARTY, AT THE
17	ADDRESS PROVIDED FOR THE PERSON IN THE FINANCING STATEMENT;
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$\frac{18}{19}$	(B) <u>THE PERSON IDENTIFIED AS THE DEBTOR, AT THE ADDRESS</u> PROVIDED FOR THE PERSON IN THE FINANCING STATEMENT; AND
10	I ROVIDED FOR THE FERSON IN THE FINANCING STATEMENT, AND
20	(C) IF DIFFERENT FROM THE PERSON IDENTIFIED AS THE
21	SECURED PARTY, THE PERSON WHO SUBMITTED THE FINANCING STATEMENT FOR
22	FILING, PROVIDED THAT THE PERSON'S IDENTITY AND ADDRESS ARE KNOWN TO THE
23	FILING OFFICE.
24	(E) (1) A PERSON IDENTIFIED AS A DEBTOR IN A FINANCING STATEMENT
25	FILED WITH THE FILING OFFICE WHO BELIEVES THAT THE FINANCING STATEMENT
26	WAS FILED IN VIOLATION OF SUBSECTION (C) MAY SUBMIT TO THE FILING OFFICE
27	AN AFFIDAVIT STATING THE FACTUAL BASIS FOR THE PERSON'S BELIEF.
28	(2) IF THE FILING OFFICE RECEIVES AN AFFIDAVIT FROM A PERSON
$\frac{20}{29}$	UNDER PARAGRAPH (1) AND HAS REASON TO BELIEVE THAT THE FINANCING
30	STATEMENT REFERENCED IN THE AFFIDAVIT WAS FILED IN VIOLATION OF
31	SUBSECTION (C), THE FILING OFFICE SHALL SEND THE NOTICE REQUIRED UNDER
32	SUBSECTION (D).

1	(F) (1) THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION
2	SHALL ADOPT BY REGULATION AND MAKE AVAILABLE A FORM OF AFFIDAVIT THAT
3	SHALL BE USED FOR THE PURPOSES DESCRIBED IN SUBSECTIONS (D) AND (E).
4	(2) The form shall require that the affidavit be sworn
5	UNDER THE PENALTIES OF PERJURY.
6	(G) (1) A FILING OFFICE MAY TERMINATE A FINANCING STATEMENT
7	AFTER THE EXPIRATION OF THE 45–DAY PERIOD SPECIFIED IN THE NOTICE
8	<u>REQUIRED UNDER SUBSECTION (D) IF THE FILING OFFICE:</u>
9	(A) DOES NOT RECEIVE FROM A PERSON WHO RECEIVED THE
10	NOTICE SENT BY THE FILING OFFICE UNDER SUBSECTION (D) AN AFFIDAVIT THAT
11	STATES THE PERSON'S BELIEF THAT THE FINANCING STATEMENT DOES NOT
12	VIOLATE SUBSECTION (C) AND PROVIDES THE FACTUAL BASIS FOR THAT BELIEF;
13	AND
14	(B) REASONABLY BELIEVES THAT THE FINANCING STATEMENT
15	WAS FILED IN VIOLATION OF SUBSECTION (C).
16	(2) A FILING OFFICE THAT TERMINATES A FINANCING STATEMENT
17	UNDER THIS SUBSECTION SHALL PROMPTLY SEND NOTICE OF THE TERMINATION IN
18	THE SAME MANNER AND TO THE SAME PERSONS REQUIRED FOR THE NOTICE SENT
19	UNDER SUBSECTION (D)(2).
20	(H) (1) IF A FILING OFFICE RECEIVES AN AFFIDAVIT IN RESPONSE TO THE
21	NOTICE SENT BY THE FILING OFFICE UNDER SUBSECTION (D), THE FILING OFFICE
22	SHALL REVIEW THE AFFIDAVIT TO CONSIDER WHETHER THE FINANCING
23	STATEMENT WAS FILED IN VIOLATION OF SUBSECTION (C).
20	
24	(2) IF, AFTER REVIEWING THE AFFIDAVIT, A FILING OFFICE
25	REASONABLY BELIEVES THAT A FINANCING STATEMENT WAS FILED IN VIOLATION
26	OF SUBSECTION (C), THE FILING OFFICE SHALL SEND TO THE PERSONS SPECIFIED
$\frac{20}{27}$	IN PARAGRAPH (3) A FINAL NOTICE THAT:
21	
28	(A) INCLUDES A COPY OF THE NOTICE SENT BY THE FILING
$\frac{20}{29}$	OFFICE UNDER SUBSECTION (D);
20	OFFICE UNDER SUBSECTION (D),
30	(B) STATES THAT THE FILING OFFICE REASONABLY BELIEVES
31	THAT THE FINANCING STATEMENT HAS BEEN FILED IN VIOLATION OF SUBSECTION
32	(C); AND
04	
33	(C) STATES THAT THE FILING OFFICE MAY TERMINATE THE
33	FINANCING STATEMENT 45 DAYS AFTER THE FILING OFFICE MAT TERMINATE THE
04	THATOING STATEMENT TO DATS AFTER THE FINAL NOTICE IS SENT DI THE FILING

OFFICE UNLESS A PERSON IDENTIFIED IN THE FINANCING STATEMENT FILES A 1 $\mathbf{2}$ PETITION FOR JUDICIAL DETERMINATION OF THE VALIDITY OF THE FINANCING 3 STATEMENT UNDER SUBSECTION (I). 4 (3) THE FINAL NOTICE SHALL BE SENT IN THE SAME MANNER **REQUIRED FOR THE NOTICE SENT UNDER SUBSECTION (D)(2) TO:** $\mathbf{5}$ 6 (A) THE SAME PERSONS REQUIRED FOR THE NOTICE SENT 7 UNDER SUBSECTION (D)(2); AND 8 **(B)** ANY OTHER PERSON WHO RESPONDED IN WRITING TO THE 9 NOTICE SENT UNDER SUBSECTION (D). 10 **(I)** (1) A PERSON WHO IS IDENTIFIED IN A FINANCING STATEMENT AND DISAGREES WITH A DETERMINATION MADE BY A FILING OFFICE UNDER SUBSECTION 11 12(H)(2) MAY FILE A PETITION IN THE CIRCUIT COURT FOR THE COUNTY WHERE THE DEBTOR IS LOCATED OR, IF THE DEBTOR IS NOT LOCATED IN MARYLAND, WHERE 13ANY AFFECTED PROPERTY IS LOCATED, SEEKING A DETERMINATION OF THE 1415VALIDITY OF THE FINANCING STATEMENT. 16(2) A PETITION FILED UNDER THIS SUBSECTION SHALL BE FILED 17WITHIN THE 45–DAY PERIOD DESCRIBED IN THE FINAL NOTICE REQUIRED UNDER 18 SUBSECTION (H). 19 **(A)** (3) THE PARTIES TO A PROCEEDING UNDER THIS SUBSECTION 20SHALL INCLUDE ALL PERSONS NAMED IN THE FINANCING STATEMENT. 21**(B)** A FILING OFFICE MAY NOT BE JOINED AS A PARTY TO A 22**PROCEEDING UNDER THIS SUBSECTION.** 23(4) (A) SERVICE OF PROCESS OF A PROCEEDING UNDER THIS 24SUBSECTION MAY BE SENT BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, TO THE LAST KNOWN ADDRESSES OF THE PARTIES TO BE SERVED. 2526(B) <u>A COPY OF A PETITION FILED UNDER THIS SUBSECTION</u> 27SHALL BE MAILED TO THE FILING OFFICE AFTER THE PETITION HAS BEEN FILED 28AND WITHIN THE 45–DAY PERIOD DESCRIBED IN THE FINAL NOTICE REQUIRED 29**UNDER SUBSECTION (H).** 30 IF THE FILING OFFICE DOES NOT RECEIVE A COPY OF THE (5) 31PETITION WITHIN THE 45–DAY PERIOD DESCRIBED IN THE FINAL NOTICE REQUIRED 32UNDER SUBSECTION (H), THE FILING OFFICE MAY TERMINATE THE FINANCING 33

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STATEMENT.

1	(6) (A) IF THE COURT DETERMINES THAT THE FINANCING
2	STATEMENT WAS FILED IN VIOLATION OF SUBSECTION (C):
3	(I) THE COURT SHALL ORDER THAT THE FILED
4	FINANCING STATEMENT BE TERMINATED; AND
5	(II) THE PREVAILING PARTY SHALL PROVIDE A COPY OF
6	THE ORDER TO THE FILING OFFICE.
_	
7	(B) ON RECEIPT OF A COURT ORDER REQUIRING TERMINATION
8	OF A FILED FINANCING STATEMENT, THE FILING OFFICE SHALL:
9	(I) TERMINATE THE FINANCING STATEMENT; AND
9	$(1) \qquad 1 \text{ ERMINATE THE FINANCING STATEMENT; AND}$
10	(II) FILE A RECORD INDICATING THAT THE FINANCING
10	STATEMENT WAS TERMINATED IN ACCORDANCE WITH A COURT ORDER.
11	STATEMENT WAS TERMINATED IN ACCORDANCE WITH A COURT ORDER.
12	(7) THE COURT MAY AWARD TO THE PREVAILING PARTY:
13	(A) DAMAGES SUSTAINED BY THE PREVAILING PARTY; AND
14	(B) REASONABLE ATTORNEY'S FEES AND COSTS.
15	(J) <u>A FILING OFFICE MAY NOT:</u>
16	(1) CHARGE A FEE TO CARRY OUT ITS OBLIGATIONS UNDER THIS
17	SECTION, INCLUDING FOR THE SENDING OF ANY NOTICES REQUIRED UNDER THIS
18	SECTION; OR
19	(2) <u>Refund any fee paid for filing a financing statement</u>
20	TERMINATED UNDER THIS SECTION.
01	
21	(K) THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION MAY
22	ADOPT REGULATIONS TO CARRY OUT THIS SECTION.
23	SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
$\frac{23}{24}$	October 1, 2015.