



**House Bill 43 – Property Tax – Tax Sales – Payment of Balance After Foreclosure**

**Position: Support**

The Maryland REALTORS® is one of the largest trade associations in Maryland with over 30,000 real estate licensees. The REALTORS® support HB 43 which requires local governments to establish a more uniform process regarding payment of costs over the amount needed to satisfy the delinquent taxes and authorized expenses.

HB 43 requires a more uniform process for the prior owner to claim the balance over the reimbursement amount. The bill specifies that local governments must have the same process for all claims and that the local government may not first require a court order to make the claim – unless there is an actual legal dispute regarding the payment of the balance.

Allowing property owners to recover as much equity as they gained on the property without forcing legal costs on them to claim it is a good policy change that will help many homeowners faced with a tax foreclosure. The REALTORS® recommend a favorable report.

**For more information contact [lisa.may@mdrealtor.org](mailto:lisa.may@mdrealtor.org) or  
[christa.mcgee@mdrealtor.org](mailto:christa.mcgee@mdrealtor.org)**