



LEGISLATIVE BLACK CAUCUS OF MARYLAND, INC.

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March 11, 2026

Chair William C. Smith, Jr.
Judicial Proceedings Committee
2 East Miller Senate Office Building
Annapolis, Maryland 21401

Dear Chair Smith and Members of the Committee,

The Legislative Black Caucus of Maryland offers its strong and favorable support for Senate Bill 811- Real Property – New Home Sales – Entry of Final Sale Price in Multiple Listing Service. The bill allows developers, builders, brokers, or real estate agents to list the final sale price of a newly built home in a public database to make it accessible to individuals. Senate Bill 811 is essential as it allows transparency to allow buyers, sellers, and the public to see accurate home sale prices for purchase. **This bill is a 2026 legislative priority for the Black Caucus.**

The Legislative Black Caucus of Maryland believes SB 811 allows buyers to see the accurate market value of homes. Several individuals in communities face this challenge in the process of converting construction loans to permanent loans. Others face the challenge that buyers are ready to be able to ask the price, and the appraisal would come in.

Additionally, Senate Bill 811 will provide timely reporting on new construction sales that will help provide transparency in sale prices but also help provide sufficient comps in neighborhoods that suffer insufficient sales data to determine appropriate opinion on value.

Ultimately, Senate Bill 811 promotes fairness and transparency in the housing market by allowing new home sales prices to be publicly recorded, which protect buyers and strengthen property values in the communities.

For these reasons, the Legislative Black Caucus of Maryland strongly supports Senate Bill 811.

Legislative Black Caucus of Maryland