

# SENATE BILL 877

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CF HB 1195

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By: **Senators Benson, Currie, Lee, McFadden, Muse, and Ramirez**

Introduced and read first time: March 2, 2015

Assigned to: Rules

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## A BILL ENTITLED

1 AN ACT concerning

2 **Fair Foreclosure Act of 2015**

3 FOR the purpose of requiring an action to foreclose a mortgage or deed of trust on certain  
4 residential property to be commenced by filing a complaint; requiring practice and  
5 procedure in an action to foreclose a mortgage or deed of trust on certain residential  
6 property to be governed by certain provisions of the Maryland Rules; altering the  
7 contents of a certain notice required to be served on a certain mortgagor or grantor;  
8 requiring all court proceedings in an action to foreclose a mortgage or deed of trust  
9 on certain residential property to be stayed for a certain period; prohibiting a  
10 foreclosure sale of residential property from occurring until a certain time; altering  
11 the amount that a mortgagor or grantor of residential property must pay in order to  
12 cure a certain default; making conforming changes; providing for the application of  
13 this Act; and generally relating to actions to foreclose a mortgage or deed of trust on  
14 residential property.

15 BY repealing and reenacting, with amendments,  
16 Article – Real Property  
17 Section 7–105.1  
18 Annotated Code of Maryland  
19 (2010 Replacement Volume and 2014 Supplement)

20 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
21 That the Laws of Maryland read as follows:

22 **Article – Real Property**

23 7–105.1.

24 (a) (1) In this section the following words have the meanings indicated.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1           (2)   (i)    “Certified community development financial institution” means  
2 a community development financial institution that is certified by the Community  
3 Development Financial Institutions Fund in the U.S. Department of the Treasury under  
4 12 U.S.C. § 4701 et seq.

5           (ii)   “Certified community development financial institution”  
6 includes any company that controls, is controlled by, or is under common control with a  
7 certified community development financial institution.

8           (3)   “Final loss mitigation affidavit” means an affidavit that:

9           (i)    Is made by a person authorized to act on behalf of a secured party  
10 of a mortgage or deed of trust on owner-occupied residential property that is the subject of  
11 a foreclosure action;

12           (ii)   Certifies the completion of the final determination of loss  
13 mitigation analysis in connection with the mortgage or deed of trust; and

14           (iii) If denied, provides an explanation for the denial of a loan  
15 modification or other loss mitigation.

16           (4)   “Foreclosure mediation” means a conference at which the parties in a  
17 foreclosure action, their attorneys, additional representatives of the parties, or a  
18 combination of those persons appear before an impartial individual to discuss the positions  
19 of the parties in an attempt to reach agreement on a loss mitigation program for the  
20 mortgagor or grantor.

21           (5)   “Housing counseling services” means assistance provided to mortgagors  
22 or grantors by nonprofit and governmental entities that are identified on a list maintained  
23 by the Department of Housing and Community Development.

24           (6)   “Loss mitigation analysis” means an evaluation of the facts and  
25 circumstances of a loan secured by owner-occupied residential property to determine:

26           (i)    Whether a mortgagor or grantor qualifies for a loan modification;  
27 and

28           (ii)   If there will be no loan modification, whether any other loss  
29 mitigation program may be made available to the mortgagor or grantor.

30           (7)   “Loss mitigation program” means an option in connection with a loan  
31 secured by owner-occupied residential property that:

32           (i)    Avoids foreclosure through loan modification or other changes to  
33 existing loan terms that are intended to allow the mortgagor or grantor to stay in the  
34 property;

1 (ii) Avoids foreclosure through a short sale, deed in lieu of  
2 foreclosure, or other alternative that is intended to simplify the mortgagor's or grantor's  
3 relinquishment of ownership of the property; or

4 (iii) Lessens the harmful impact of foreclosure on the mortgagor or  
5 grantor.

6 (8) "Owner-occupied residential property" means residential property in  
7 which at least one unit is occupied by an individual who:

8 (i) Has an ownership interest in the property; and

9 (ii) Uses the property as the individual's primary residence.

10 (9) "Postfile mediation" means foreclosure mediation that occurs in  
11 accordance with subsection (j) of this section after the date on which the [order to docket  
12 or] complaint to foreclose is filed.

13 (10) "Prefile mediation" means foreclosure mediation that occurs in  
14 accordance with subsection (d) of this section before the date on which the [order to docket  
15 or] complaint to foreclose is filed.

16 (11) "Preliminary loss mitigation affidavit" means an affidavit that:

17 (i) Is made by a person authorized to act on behalf of a secured party  
18 of a mortgage or deed of trust on owner-occupied residential property that is the subject of  
19 a foreclosure action;

20 (ii) Certifies the status of an incomplete loss mitigation analysis in  
21 connection with the mortgage or deed of trust; and

22 (iii) Includes reasons why the loss mitigation analysis is incomplete.

23 (12) "Residential property" means real property improved by four or fewer  
24 single family dwelling units that are designed principally and are intended for human  
25 habitation.

26 (b) (1) Except as provided in paragraph (2) of this subsection, an action to  
27 foreclose a mortgage or deed of trust on residential property may not be filed until the later  
28 of:

29 (i) 90 days after a default in a condition on which the mortgage or  
30 deed of trust provides that a sale may be made; or

31 (ii) 45 days after the notice of intent to foreclose required under  
32 subsection (c) of this section is sent.



1 B. The mortgage servicer, if applicable; and

2 C. An agent of the secured party who is authorized to modify  
3 the terms of the mortgage loan;

4 2. The name and license number of the Maryland mortgage  
5 lender and mortgage originator, if applicable;

6 3. The amount required to cure the default and reinstate the  
7 loan, including all past due payments, penalties, and fees;

8 4. A statement recommending that the mortgagor or grantor  
9 seek housing counseling services;

10 5. The telephone number and the Internet address of  
11 nonprofit and government resources available to assist mortgagors and grantors facing  
12 foreclosure, as identified by the Commissioner of Financial Regulation;

13 6. An explanation of the Maryland foreclosure process and  
14 time line, as prescribed by the Commissioner of Financial Regulation; and

15 7. Any other information that the Commissioner of Financial  
16 Regulation requires by regulation.

17 (5) For an owner-occupied residential property, the notice of intent to  
18 foreclose shall be accompanied by:

19 (i) A loss mitigation application:

20 1. For loss mitigation programs that are applicable to the  
21 loan secured by the mortgage or deed of trust that is the subject of the foreclosure action;  
22 or

23 2. If the secured party does not have its own loss mitigation  
24 application, in the form prescribed by the Commissioner of Financial Regulation;

25 (ii) Instructions for completing the loss mitigation application and a  
26 telephone number to call to confirm receipt of the application;

27 (iii) A description of the eligibility requirements for the loss  
28 mitigation programs offered by the secured party that may be applicable to the loan secured  
29 by the mortgage or deed of trust that is the subject of the foreclosure action;

30 (iv) An envelope addressed to the person responsible for conducting  
31 loss mitigation analysis on behalf of the secured party for the loan secured by the mortgage  
32 or deed of trust that is the subject of the foreclosure action;

1 (v) If the secured party offers prefile mediation, a notice in the form  
2 that the Commissioner of Financial Regulation prescribes by regulation that states that:

3 1. The secured party offers prefile mediation;

4 2. The mortgagor or grantor may elect to participate in  
5 prefile mediation;

6 3. The mortgagor or grantor will not be entitled to postfile  
7 mediation if the mortgagor or grantor participates in prefile mediation, except as otherwise  
8 provided in a prefile mediation agreement;

9 4. The mortgagor or grantor is required to participate in  
10 housing counseling services as a precondition to prefile mediation; and

11 5. A fee will be charged for the prefile mediation and the  
12 amount of the fee; and

13 (vi) If the secured party offers prefile mediation, an application to  
14 participate in prefile mediation and instructions to complete and submit the application,  
15 all in the form that the Commissioner of Financial Regulation prescribes by regulation.

16 (6) For a property that is not an owner-occupied residential property, the  
17 notice of intent to foreclose shall be accompanied by:

18 (i) A written notice of the determination that the property is not  
19 owner-occupied residential property; and

20 (ii) A telephone number to call to contest that determination.

21 (d) (1) For owner-occupied residential property, a secured party may offer to  
22 participate in prefile mediation with a mortgagor or grantor to whom the secured party has  
23 delivered a notice of intent to foreclose.

24 (2) If offered by a secured party, a mortgagor or grantor may elect to  
25 participate in prefile mediation.

26 (3) If a mortgagor or grantor elects to participate in prefile mediation, the  
27 mortgagor or grantor shall notify the secured party by submitting the application described  
28 in subsection (c)(5)(vi) of this section not more than 25 days after the date on which the  
29 notice of intent to foreclose is mailed by the secured party.

30 (4) (i) As a precondition to prefile mediation, a mortgagor or grantor  
31 shall participate in housing counseling services.

1                   (ii) The Department of Housing and Community Development shall  
2 prescribe the timing and form of certification of participation in housing counseling  
3 services.

4                   (5) If a mortgagor or grantor submits an application to participate in prefile  
5 mediation to the secured party in accordance with paragraph (3) of this subsection, the  
6 secured party shall notify the Office of Administrative Hearings not more than 5 business  
7 days after the date on which the secured party receives the application.

8                   (6) The Office of Administrative Hearings shall:

9                   (i) Schedule a prefile mediation session not more than 60 days after  
10 the day on which it receives notice by a secured party of an election to participate in prefile  
11 mediation; and

12                   (ii) Notify the parties and their attorneys, if any, of the date of the  
13 prefile mediation session.

14                   (7) By regulation, the Commissioner of Financial Regulation shall:

15                   (i) Establish the fee for prefile mediation; and

16                   (ii) Prescribe the form and content of the notice about prefile  
17 mediation, the application to participate in prefile mediation, and instructions to complete  
18 the application.

19                   (8) (i) Notwithstanding subsection (b)(1) of this section, if the secured  
20 party and grantor or mortgagor elect to participate in prefile mediation, [an order to docket  
21 or] A complaint to foreclose may not be filed until the completion of prefile mediation in  
22 accordance with this section.

23                   (ii) The date that prefile mediation is completed is the date that the  
24 Office of Administrative Hearings issues the report describing the results of the prefile  
25 mediation.

26                   (9) The fee for prefile mediation collected under this subsection shall be  
27 distributed to the Housing Counseling and Foreclosure Mediation Fund established under  
28 § 4-507 of the Housing and Community Development Article.

29                   (10) By regulation, the Commissioner of Financial Regulation shall  
30 establish a mediation checklist that describes the matters that shall be reviewed and  
31 considered in a prefile mediation.

32                   (11) (i) At the commencement of a prefile mediation session, each party  
33 shall review the mediation checklist.

1 (ii) The mediator shall mark each item on the mediation checklist as  
2 the item is addressed at the prefile mediation session.

3 (iii) At the conclusion of a prefile mediation session, each party shall  
4 sign the mediation checklist.

5 (12) If the prefile mediation results in an agreement, the parties shall  
6 execute a prefile mediation agreement.

7 (13) In addition to describing the terms of the agreement among the parties,  
8 the prefile mediation agreement shall, in 14 point, bold font:

9 (i) Designate the person and address to whom the mortgagor or  
10 grantor may provide notice of a change of financial circumstances; and

11 (ii) State that the mortgagor or grantor is not entitled to postfile  
12 mediation unless otherwise agreed by the parties.

13 (14) The Office of Administrative Hearings shall draft the prefile mediation  
14 agreement and provide a copy of the executed agreement to the parties and their attorneys,  
15 if any.

16 (15) The Office of Administrative Hearings shall provide a report of results  
17 of mediation to the parties and their attorneys, if any.

18 (16) If a mortgagor or grantor notifies the person designated under  
19 paragraph (13) of this subsection of a change of financial circumstances, the designee shall:

20 (i) Determine whether the change of financial circumstances shall  
21 alter the mediation agreement or outcome of the prefile mediation; and

22 (ii) Notify the mortgagor or grantor of the determination by  
23 first-class mail before any additional action is taken with respect to foreclosure.

24 (17) (i) The parties to the prefile mediation agreement may execute an  
25 amended prefile mediation agreement based on a material change of financial  
26 circumstances of the mortgagor or grantor.

27 (ii) The secured party shall provide a copy of the executed amended  
28 agreement to the mortgagor or grantor.

29 (18) To the extent that a notice of intent to foreclose complies with this  
30 section and otherwise is valid under the law, a notice of intent to foreclose issued with  
31 respect to a property that has been the subject of prefile mediation continues to be valid for  
32 1 year after the date on which the initial prefile mediation agreement is executed by the  
33 parties.

1 (19) Nothing in this subsection shall prohibit a secured party and mortgagor  
2 or grantor from engaging in loss mitigation by other means.

3 (D-1) (1) NOTWITHSTANDING ANY OTHER LAW OR RULE OR THE  
4 PROVISIONS OF A DEBT INSTRUMENT, A MORTGAGE, OR A DEED OF TRUST, AN  
5 ACTION TO FORECLOSE A MORTGAGE OR DEED OF TRUST ON RESIDENTIAL  
6 PROPERTY SHALL BE COMMENCED BY FILING A COMPLAINT.

7 (2) EXCEPT AS PROVIDED IN THIS SECTION, PRACTICE AND  
8 PROCEDURE IN AN ACTION TO FORECLOSE A MORTGAGE OR DEED OF TRUST ON  
9 RESIDENTIAL PROPERTY SHALL BE GOVERNED BY TITLE 2 OF THE MARYLAND  
10 RULES.

11 (e) [An order to docket or a] A complaint to foreclose a mortgage or deed of trust  
12 on residential property shall:

13 (1) Include:

14 (i) If applicable, the license number of:

- 15 1. The mortgage originator; and
- 16 2. The mortgage lender; and

17 (ii) An affidavit stating:

18 1. The date on which the default occurred and the nature of  
19 the default; and

20 2. If applicable, that:

21 A. A notice of intent to foreclose was sent to the mortgagor or  
22 grantor in accordance with subsection (c) of this section and the date on which the notice  
23 was sent; and

24 B. At the time the notice of intent to foreclose was sent, the  
25 contents of the notice of intent to foreclose were accurate; and

26 (2) Be accompanied by:

27 (i) The original or a certified copy of the mortgage or deed of trust;

28 (ii) A statement of the debt remaining due and payable supported by  
29 an affidavit of the plaintiff or the secured party or the agent or attorney of the plaintiff or  
30 secured party;

1 (iii) A copy of the debt instrument accompanied by an affidavit  
2 certifying ownership of the debt instrument;

3 (iv) If applicable, the original or a certified copy of the assignment of  
4 the mortgage for purposes of foreclosure or the deed of appointment of a substitute trustee;

5 (v) If any defendant is an individual, an affidavit that is in  
6 compliance with § 521 of the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.;

7 (vi) If applicable, a copy of the notice of intent to foreclose;

8 (vii) If the secured party and mortgagor or grantor have elected to  
9 participate in prefile mediation, the report of the prefile mediation issued by the Office of  
10 Administrative Hearings;

11 (viii) If the secured party and the mortgagor or grantor have not  
12 elected to participate in prefile mediation, a statement that the parties have not elected to  
13 participate in prefile mediation;

14 (ix) In addition to any other filing fees required by law, a filing fee in  
15 the amount of \$300; and

16 (x) 1. If the loss mitigation analysis has been completed subject  
17 to subsection (g) of this section, a final loss mitigation affidavit in the form prescribed by  
18 regulation adopted by the Commissioner of Financial Regulation; and

19 2. If the loss mitigation analysis has not been completed, a  
20 preliminary loss mitigation affidavit in the form prescribed by regulation adopted by the  
21 Commissioner of Financial Regulation.

22 (f) Notwithstanding any other law, the court may not accept a lost note affidavit  
23 in lieu of a copy of the debt instrument required under subsection (e)(2)(iii) of this section,  
24 unless the affidavit:

25 (1) Identifies the owner of the debt instrument and states from whom and  
26 the date on which the owner acquired ownership;

27 (2) States why a copy of the debt instrument cannot be produced; and

28 (3) Describes the good faith efforts made to produce a copy of the debt  
29 instrument.

30 (g) Only for purposes of a final loss mitigation affidavit that is filed with [an order  
31 to docket or] A complaint to foreclose, a loss mitigation analysis is not considered complete  
32 if the reason for the denial or determination of ineligibility is due to the inability of the  
33 secured party to:

1 (1) Establish communication with the mortgagor or grantor; or

2 (2) Obtain all documentation and information necessary to conduct the loss  
3 mitigation analysis.

4 (h) (1) A copy of the [order to docket or] complaint to foreclose on residential  
5 property and all other papers filed with it in the form and sequence as prescribed by  
6 regulations adopted by the Commissioner of Financial Regulation, accompanied by the  
7 documents required under paragraphs (2), (3), and (4) of this subsection, shall be served on  
8 the mortgagor or grantor by:

9 (i) Personal delivery of the papers to the mortgagor or grantor; or

10 (ii) Leaving the papers with a resident of suitable age and discretion  
11 at the mortgagor's or grantor's dwelling house or usual place of abode.

12 (2) The service of documents under paragraph (1) of this subsection shall  
13 be accompanied by a separate, clearly marked notice, in the form prescribed by regulation  
14 adopted by the Commissioner of Financial Regulation, that states:

15 (i) The significance of the [order to docket or a] complaint to  
16 foreclose;

17 **(II) THE TIME WITHIN WHICH THE MORTGAGOR OR GRANTOR**  
18 **MUST FILE AN ANSWER TO THE COMPLAINT;**

19 [(ii)] **(III)** The options for the mortgagor or grantor to take, including  
20 housing counseling services and financial assistance resources the mortgagor or grantor  
21 may consult; and

22 [(iii)] **(IV)** In the case of a mortgagor or grantor who has participated  
23 in prefile mediation, that the mortgagor or grantor is not entitled to postfile mediation  
24 except as otherwise provided in the prefile mediation agreement.

25 (3) If the [order to docket or] complaint to foreclose is accompanied by a  
26 preliminary loss mitigation affidavit, the service of documents under paragraph (1) of this  
27 subsection shall be accompanied by a loss mitigation application form and any other  
28 supporting documents as prescribed by regulation adopted by the Commissioner of  
29 Financial Regulation.

30 (4) (i) Except as provided in subparagraph (ii) of this paragraph, if the  
31 [order to docket or] complaint to foreclose is accompanied by a final loss mitigation affidavit  
32 and concerns owner-occupied residential property, the service of documents under  
33 paragraph (1) of this subsection shall be accompanied by a request for postfile mediation  
34 form and any other supporting documents as prescribed by regulation adopted by the  
35 Commissioner of Financial Regulation.

1 (ii) The [order to docket or] complaint to foreclose may exclude the  
2 request for postfile mediation form if:

3 1. The mortgagor or grantor has participated in prefile  
4 mediation and the prefile mediation agreement does not give the mortgagor or grantor the  
5 right to participate in postfile mediation; or

6 2. The property subject to the mortgage or deed of trust is not  
7 owner-occupied.

8 (5) If at least two good faith efforts to serve the mortgagor or grantor under  
9 paragraph (1) of this subsection on different days have not succeeded, the plaintiff may  
10 effect service by:

11 (i) Filing an affidavit with the court describing the good faith efforts  
12 to serve the mortgagor or grantor; and

13 (ii) 1. Mailing a copy of all the documents required to be served  
14 under paragraph (1) of this subsection by certified mail, return receipt requested, and  
15 first-class mail to the mortgagor's or grantor's last known address and, if different, to the  
16 address of the residential property subject to the mortgage or deed of trust; and

17 2. Posting a copy of all the documents required to be served  
18 under paragraph (1) of this subsection in a conspicuous place on the residential property  
19 subject to the mortgage or deed of trust.

20 (6) The individual making service of documents under this subsection shall  
21 file proof of service with the court in accordance with the Maryland Rules.

22 (i) (1) If the [order to docket or] complaint to foreclose is accompanied by a  
23 preliminary loss mitigation affidavit, the secured party, at least 30 days before the date of  
24 a foreclosure sale, shall:

25 (i) File with the court a final loss mitigation affidavit in the form  
26 prescribed by regulation adopted by the Commissioner of Financial Regulation; and

27 (ii) Send to the mortgagor or grantor by first class and by certified  
28 mail:

29 1. A copy of the final loss mitigation affidavit; and

30 2. A request for postfile mediation form and supporting  
31 documents as provided under subsection (h)(4) of this section.

1           (2) A final loss mitigation affidavit shall be filed under this subsection no  
2 earlier than 28 days after the [order to docket or] complaint to foreclose is served on the  
3 mortgagor or grantor.

4           (j)   (1)   (i)   This paragraph applies to a mortgagor or grantor who:

5                           1.    Has not participated in prefile mediation; or

6                           2.    Has participated in prefile mediation that resulted in a  
7 prefile mediation agreement that gives the mortgagor or grantor the right to participate in  
8 postfile mediation.

9                           (ii)   In a foreclosure action on owner-occupied residential property,  
10 the mortgagor or grantor may file with the court a completed request for postfile mediation  
11 not later than:

12                           1.    If the final loss mitigation affidavit was delivered along  
13 with service of the copy of the [order to docket or] complaint to foreclose under subsection  
14 (h) of this section, 25 days after that service on the mortgagor or grantor; or

15                           2.    If the final loss mitigation affidavit was mailed as provided  
16 in subsection (i) of this section, 25 days after the mailing of the final loss mitigation  
17 affidavit.

18                           (iii) 1.    A request for postfile mediation shall be accompanied by a  
19 filing fee of \$50.

20                           2.    The court may reduce or waive the filing fee under  
21 subsubparagraph 1 of this subparagraph if the mortgagor or grantor is eligible for a  
22 reduction or waiver under the Maryland Legal Services guidelines.

23                           (iv)   The mortgagor or grantor shall mail a copy of the request for  
24 postfile mediation to the secured party's foreclosure attorney.

25           (2)   (i)    The secured party may file a motion to strike the request for  
26 postfile mediation in accordance with the Maryland Rules.

27                           (ii)   The motion to strike must be accompanied by an affidavit that  
28 sets forth the reasons why postfile mediation is not appropriate.

29                           (iii)   The secured party shall mail a copy of the motion to strike and  
30 the accompanying affidavit to the mortgagor or grantor.

31                           (iv)   There is a presumption that a mortgagor or grantor is entitled to  
32 postfile mediation with respect to owner-occupied residential property unless:

1 1. Good cause is shown why postfile mediation is not  
2 appropriate; or

3 2. The mortgagor or grantor participated in prefile mediation  
4 and the prefile mediation agreement does not give the mortgagor or grantor the right to  
5 participate in postfile mediation.

6 (3) (i) The mortgagor or grantor may file a response to the motion to  
7 strike within 15 days.

8 (ii) The mortgagor or grantor shall mail a copy of the response to the  
9 foreclosure attorney.

10 (iii) If the court grants the motion to strike, the court shall instruct  
11 the Office of Administrative Hearings to cancel any scheduled postfile mediation.

12 (k) (1) Within 5 days after receipt of a request for postfile mediation, the court  
13 shall transmit the request to the Office of Administrative Hearings for scheduling.

14 (2) (i) Within 60 days after transmittal of the request for foreclosure  
15 mediation, the Office of Administrative Hearings shall conduct a foreclosure mediation.

16 (ii) For good cause, the Office of Administrative Hearings may  
17 extend the time for completing the foreclosure mediation for a period not exceeding 30 days  
18 or, if all parties agree, for a longer period of time.

19 **(3) ALL COURT PROCEEDINGS IN THE FORECLOSURE ACTION SHALL**  
20 **BE STAYED UNTIL THE EARLIER OF:**

21 **(I) THE DATE THE OFFICE OF ADMINISTRATIVE HEARINGS**  
22 **FILES A REPORT WITH THE COURT UNDER SUBSECTION (L)(4) OF THIS SECTION; OR**

23 **(II) THE END OF THE 60-DAY PERIOD SPECIFIED IN PARAGRAPH**  
24 **(2) OF THIS SUBSECTION, PLUS ANY EXTENSION GRANTED BY THE OFFICE OF**  
25 **ADMINISTRATIVE HEARINGS.**

26 ~~[(3)]~~ (4) The Office of Administrative Hearings shall send notice of the  
27 scheduled foreclosure mediation to the foreclosure attorney, the secured party, and the  
28 mortgagor or grantor.

29 ~~[(4)]~~ (5) The notice from the Office of Administrative Hearings shall:

30 (i) Include instructions regarding the documents and information,  
31 as required by regulations adopted by the Commissioner of Financial Regulation, that must  
32 be provided by each party to the other party and to the mediator; and

1                   (ii)     Require the information and documents to be provided no later  
2 than 20 days before the scheduled date of the foreclosure mediation.

3           (1)     (i)     By regulation, the Commissioner of Financial Regulation shall  
4 establish a mediation checklist that describes the matters that shall be reviewed and  
5 considered in a postfile mediation.

6                   (ii)     At the commencement of a postfile mediation session, each party  
7 shall review the mediation checklist.

8                   (iii)    The mediator shall mark each item on the mediation checklist as  
9 the item is addressed at the postfile mediation session.

10                  (iv)    At the conclusion of a postfile mediation session, each party shall  
11 sign the mediation checklist.

12           (2)     At a foreclosure mediation:

13                  (i)     The mortgagor or grantor shall be present;

14                  (ii)    The mortgagor or grantor may be accompanied by a housing  
15 counselor and may have legal representation;

16                  (iii)   The secured party, or a representative of the secured party, shall  
17 be present; and

18                  (iv)    Any representative of the secured party must have the authority  
19 to settle the matter or be able to readily contact a person with authority to settle the matter.

20           (3)     At the foreclosure mediation, the parties and the mediator shall address  
21 loss mitigation programs that may be applicable to the loan secured by the mortgage or  
22 deed of trust that is the subject of the foreclosure action.

23           (4)     The Office of Administrative Hearings shall file a report with the court  
24 that states the outcome of the request for foreclosure mediation within the earlier of:

25                  (i)     7 days after a foreclosure mediation is held; or

26                  (ii)    The end of the 60-day mediation period specified in subsection  
27 (k)(2) of this section, plus any extension granted by the Office of Administrative Hearings.

28           (5)     Except for a request for postponement or a failure to appear, the rules  
29 of procedure for contested cases of the Office of Administrative Hearings do not govern a  
30 foreclosure mediation conducted by the Office.

1 (m) [(1) If the parties do not reach an agreement at the postfile mediation, or  
2 the 60-day mediation period expires without an extension granted by the Office of  
3 Administrative Hearings, the foreclosure attorney may schedule the foreclosure sale.

4 (2) (i) In the case of postfile mediation, subject to subparagraphs (ii),  
5 (iii), and (iv) of this paragraph, the mortgagor or grantor may file a motion to stay the  
6 foreclosure sale.

7 (ii) A motion to stay under this paragraph shall be filed within 15  
8 days after:

9 1. The date the postfile mediation is held; or

10 2. If no postfile mediation is held, the date the Office of  
11 Administrative Hearings files its report with the court.

12 (iii) A motion to stay under this paragraph must allege specific  
13 reasons why loss mitigation should have been granted.

14 (3) Nothing in this subtitle precludes the mortgagor or grantor from  
15 pursuing any other remedy or legal defense available to the mortgagor or grantor.

16 (n) A foreclosure sale of residential property may not occur until[

17 (1) If the residential property is not owner-occupied residential property,  
18 at least 45 days after service of process is made under subsection (h) of this section;

19 (2) If the residential property is owner-occupied residential property and  
20 foreclosure mediation is not held, the later of:

21 (i) At least 45 days after service of process that includes a final loss  
22 mitigation affidavit made under subsection (h) of this section; or

23 (ii) At least 30 days after a final loss mitigation affidavit is mailed  
24 under subsection (i) of this section; and

25 (3) If the residential property is owner-occupied residential property and  
26 postfile mediation is requested, at least 15 days after:

27 (i) The date the postfile mediation is held; or

28 (ii) If no postfile mediation is held, the date the Office of  
29 Administrative Hearings files its report with the court] **AT LEAST 30 DAYS AFTER THE**  
30 **COURT ENTERS A JUDGMENT IN THE FORECLOSURE ACTION IN FAVOR OF THE**  
31 **SECURED PARTY UNLESS THE COURT STAYS THE JUDGMENT PENDING APPEAL.**

1            [(n-1)] (N) (1)    If a certified community development financial institution makes  
2 an offer to a secured party to purchase owner-occupied residential property for the purpose  
3 of transferring the property to the immediately preceding mortgagor or grantor, no person  
4 may require, as a condition of a sale or transfer of the property to the certified community  
5 development financial institution, any affidavit, statement, agreement, or addendum that  
6 limits ownership or occupancy of the property by the immediately preceding mortgagor or  
7 grantor.

8            (2)    Any affidavit, statement, agreement, or addendum that limits  
9 ownership or occupancy of owner-occupied residential property by the immediately  
10 preceding mortgagor or grantor:

11            (i)    May not serve as a basis to avoid a sale or transfer of the property  
12 to a certified community development financial institution; and

13            (ii)    Is unenforceable against any person named in the affidavit,  
14 statement, agreement, or addendum.

15            (o)    Notice of the time, place, and terms of a foreclosure sale shall be published in  
16 a newspaper of general circulation in the county where the action is pending at least once  
17 a week for 3 successive weeks, the first publication to be not less than 15 days before the  
18 sale and the last publication to be not more than 1 week before the sale.

19            (p)    (1)    The mortgagor or grantor of residential property has the right to cure  
20 the default [by paying all past due payments, penalties, and fees and reinstate the loan] at  
21 any time up to 1 business day before the foreclosure sale occurs **BY PAYING THE AMOUNT**  
22 **ORDERED BY THE COURT PLUS INTEREST ON THE AMOUNT OF THE JUDGMENT FROM**  
23 **THE DATE OF ENTRY OF THE JUDGMENT.**

24            (2)    The secured party or an authorized agent of the secured party shall, on  
25 request, provide to the mortgagor or grantor or the mortgagor's or grantor's attorney within  
26 a reasonable time the amount necessary to cure the default and reinstate the loan and  
27 instructions for delivering the payment.

28            (q)    An action for failure to comply with the provisions of this section shall be  
29 brought within 3 years after the date of the order ratifying the sale.

30            (r)    Revenue collected from the filing fees required under subsections (e)(2)(ix) and  
31 (j)(1)(iii) of this section shall be distributed to the Housing Counseling and Foreclosure  
32 Mediation Fund established under § 4-507 of the Housing and Community Development  
33 Article.

34            (s)    The Commissioner of Financial Regulation may adopt additional regulations  
35 necessary to carry out the requirements of this section.

36            SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed to  
37 apply only prospectively and may not be applied or interpreted to have any effect on or

1 application to any action to foreclose a mortgage or deed of trust on residential property  
2 filed before the effective date of this Act.

3           SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect  
4 October 1, 2015.