

Chapter 348

(Senate Bill 875)

AN ACT concerning

Residential Property – Notice of Foreclosure

FOR the purpose of requiring a person authorized to sell residential property subject to foreclosure to file a certain notice of foreclosure with the Department of Labor, Licensing, and Regulation under certain circumstances; authorizing a notice of foreclosure to be filed with the Foreclosed Property Registry; requiring a notice of foreclosure to contain certain information; imposing certain limits on access to a notice of foreclosure; establishing that only the State, subject to a certain exception, may enact a certain law concerning residential property that is subject to foreclosure; declaring the intent of the General Assembly; defining certain terms; providing for a delayed effective date; and generally relating to notices of foreclosures on residential property.

BY repealing

Article – Real Property

Section 14–126.1(j)

Annotated Code of Maryland

(2015 Replacement Volume and 2016 Supplement)

BY adding to

Article – Real Property

Section 14–126.2 and 14–126.3

Annotated Code of Maryland

(2015 Replacement Volume and 2016 Supplement)

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

Article – Real Property

14–126.1.

[(j) (1) Except as provided in paragraph (2) of this subsection, only the State may enact a law requiring a notice to be filed with a unit of government to register residential properties that are subject to foreclosure.

(2) This subsection does not restrict or otherwise affect the ability of a unit of government to require a registration or notice to be filed for a purpose other than one relating to foreclosure, even if a property to be identified in the registration or notice is subject to foreclosure.]

14-126.2.

(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(2) “DEPARTMENT” MEANS THE DEPARTMENT OF LABOR, LICENSING, AND REGULATION.

(3) “FORECLOSED PROPERTY REGISTRY” MEANS THE FORECLOSED PROPERTY REGISTRY ESTABLISHED BY THE DEPARTMENT UNDER § 14-126.1 OF THIS SUBTITLE.

(4) “LOCAL JURISDICTION” MEANS:

(I) A COUNTY; OR

(II) A MUNICIPAL CORPORATION.

(5) “NOTICE OF FORECLOSURE” MEANS THE NOTICE DESCRIBED IN SUBSECTION (B) OF THIS SECTION.

(6) “PERSON AUTHORIZED TO MAKE THE SALE” MEANS THE PERSON DESIGNATED UNDER THE MARYLAND RULES TO SELL RESIDENTIAL PROPERTY SUBJECT TO FORECLOSURE.

(7) “RESIDENTIAL PROPERTY” MEANS REAL PROPERTY IMPROVED BY FOUR OR FEWER DWELLING UNITS THAT ARE DESIGNED PRINCIPALLY AND ARE INTENDED FOR HUMAN HABITATION.

(B) (1) WITHIN 7 DAYS OF THE FILING OF AN ORDER TO DOCKET OR A COMPLAINT TO FORECLOSE A MORTGAGE OR DEED OF TRUST ON A RESIDENTIAL PROPERTY BY A PERSON AUTHORIZED TO MAKE THE SALE OF THE RESIDENTIAL PROPERTY, THE PERSON AUTHORIZED TO MAKE THE SALE SHALL PROVIDE THE DEPARTMENT WITH A NOTICE OF FORECLOSURE AS REQUIRED UNDER THIS SUBSECTION.

(2) THE NOTICE OF FORECLOSURE SHALL:

(I) BE IN THE FORM THE DEPARTMENT REQUIRES, WHICH MAY BE THE FORM OF A REGISTRATION WITH THE FORECLOSED PROPERTY REGISTRY; AND

(II) CONTAIN THE FOLLOWING INFORMATION REGARDING THE PROPERTY THAT IS SUBJECT TO FORECLOSURE:

- 1. THE STREET ADDRESS;**
- 2. THE TAX ACCOUNT NUMBER, IF KNOWN;**
- 3. WHETHER THE PROPERTY IS VACANT, IF KNOWN;**
- 4. THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE OWNER OR OWNERS OF THE PROPERTY, IF KNOWN;**
- 5. THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PERSON AUTHORIZED TO MAKE THE SALE; AND**
- 6. THE NAME, ADDRESS, AND TELEPHONE NUMBER OF A PERSON AUTHORIZED TO MANAGE AND MAINTAIN THE PROPERTY BEFORE THE FORECLOSURE SALE, IF KNOWN.**

(c) (1) A NOTICE OF FORECLOSURE:

(i) IS NOT A PUBLIC RECORD AS DEFINED IN § 4-101 OF THE GENERAL PROVISIONS ARTICLE; AND

(ii) IS NOT SUBJECT TO TITLE 4 OF THE GENERAL PROVISIONS ARTICLE.

(2) THE DEPARTMENT MAY AUTHORIZE ACCESS TO A NOTICE OF FORECLOSURE ONLY TO LOCAL JURISDICTIONS, THE AGENCIES OF LOCAL JURISDICTIONS, AND REPRESENTATIVES OF STATE AGENCIES.

(3) NOTWITHSTANDING PARAGRAPHS (1) AND (2) OF THIS SUBSECTION, THE DEPARTMENT OR A LOCAL JURISDICTION MAY PROVIDE INFORMATION FOR A SPECIFIC PROPERTY DESCRIBED IN A NOTICE OF FORECLOSURE TO:

(i) A PERSON WHO OWNS PROPERTY ON THE SAME BLOCK; OR

(ii) A HOMEOWNERS ASSOCIATION OR CONDOMINIUM IN WHICH THE PROPERTY IS LOCATED.

14-126.3.

(A) EXCEPT AS PROVIDED IN SUBSECTION (B) OF THIS SECTION, ONLY THE STATE MAY ENACT A LAW REQUIRING A NOTICE TO BE FILED WITH A UNIT OF GOVERNMENT TO REGISTER RESIDENTIAL PROPERTIES THAT ARE SUBJECT TO FORECLOSURE.

(B) THIS SECTION DOES NOT RESTRICT OR OTHERWISE AFFECT THE ABILITY OF A UNIT OF GOVERNMENT TO REQUIRE A REGISTRATION OR NOTICE TO BE FILED FOR A PURPOSE OTHER THAN ONE RELATING TO FORECLOSURE, EVEN IF A PROPERTY TO BE IDENTIFIED IN THE REGISTRATION OR NOTICE IS SUBJECT TO FORECLOSURE.

SECTION 2. AND BE IT FURTHER ENACTED, That it is the intent of the General Assembly that this Act is not intended to repeal any local law that was enacted prior to January 1, 2017, that requires a notice substantially similar to the notice of foreclosure described in this Act to be filed with the local jurisdiction.

SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, ~~2017~~ 2018.

Approved by the Governor, April 18, 2017.