

SENATE BILL 678

N1
SB 781/21 – JPR

2lr1236
CF HB 762

By: **Senator Hayes**

Introduced and read first time: February 4, 2022

Assigned to: Judicial Proceedings

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Residential Contract of Sale – Buyer Privacy**

3 FOR the purpose of prohibiting a residential contract of sale for a single family residential
4 real property from containing the name of the buyer; and generally relating to
5 residential contracts of sale.

6 BY adding to
7 Article – Real Property
8 Section 10–713
9 Annotated Code of Maryland
10 (2015 Replacement Volume and 2021 Supplement)

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

13 **Article – Real Property**

14 **10–713.**

15 **(A) THIS SECTION APPLIES ONLY TO A RESIDENTIAL CONTRACT OF SALE**
16 **FOR A SINGLE FAMILY RESIDENTIAL REAL PROPERTY THAT AN INDIVIDUAL BUYER**
17 **EXECUTES WITH THE SERVICES OF A REAL ESTATE BROKER.**

18 **(B) A RESIDENTIAL CONTRACT OF SALE MAY NOT CONTAIN THE NAME OF A**
19 **BUYER.**

20 **(C) A REAL ESTATE CONTRACT OF SALE SHALL IDENTIFY A BUYER’S REAL**
21 **ESTATE BROKER INSTEAD OF THE BUYER.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(D) A BUYER SHALL EXECUTE WITH THE BUYER'S REAL ESTATE BROKER A**
2 **SEPARATE DOCUMENT THAT IDENTIFIES THE BUYER.**

3 **(E) NOTHING IN THIS SECTION MAY BE INTERPRETED TO AFFECT**
4 **REQUIREMENTS REGARDING THE IDENTIFICATION OF A BUYER IN A DEED OR OTHER**
5 **INSTRUMENT OFFERED FOR RECORDATION IN THE LAND RECORDS UNDER TITLE 3**
6 **OF THIS ARTICLE.**

7 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed to
8 apply only prospectively and may not be applied or interpreted to have any effect on or
9 application to any residential contract of sale before the effective date of this Act.

10 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect
11 October 1, 2022.