

Department of Legislative Services
Maryland General Assembly
2022 Session

FISCAL AND POLICY NOTE
First Reader

Senate Bill 678

(Senator Hayes)

Judicial Proceedings

Real Property - Residential Contract of Sale - Buyer Privacy

This bill prohibits a contract of sale for a single-family residential real property that an individual buyer executes with the services of a real estate broker from containing the name of a buyer. Instead, the contract of sale must identify the buyer's real estate broker. A buyer must execute a separate document with the broker that identifies the buyer. The bill expressly does not affect requirements regarding the identification of a buyer in a deed or other recorded land records. The bill applies prospectively and does not have any effect on or application to any residential contract of sale executed before the bill's October 1, 2022 effective date.

Fiscal Summary

State Effect: The bill does not directly affect State government operations or finances.

Local Effect: The bill does not directly affect local government operations or finances.

Small Business Effect: Minimal.

Analysis

Current Law: Statute neither specifically permits nor prohibits the execution of a contract as set forth in the bill. However, in general, every deed or other instrument offered for recordation must have the name of each person typed or printed directly above or below the signature of the person.

Additional Information

Prior Introductions: None.

Designated Cross File: HB 762 (Delegates Bridges and Wells) - Environment and Transportation.

Information Source(s): Judiciary (Administrative Office of the Courts); Maryland Department of Labor; Department of Legislative Services

Fiscal Note History: First Reader - February 18, 2022
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