

HOUSE BILL 1151

N1

5lr1457

By: **Delegates Taylor, Acevero, Alston, Amprey, Boaf, Conaway, Crutchfield, Fennell, Harris, Holmes, Kaufman, Lehman, Martinez, McCaskill, Pasteur, Pena–Melnyk, Phillips, Roberson, Roberts, Ruff, Simpson, Taveras, Toles, Turner, Valderrama, Wells, White Holland, Wilkins, Wims, and Woods**

Introduced and read first time: February 6, 2025

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Residential Real Property Sales – Appraisals**

3 FOR the purpose of authorizing the seller of residential real property to request that a
4 certain lender have an additional appraisal made under certain circumstances;
5 requiring the lender to provide to the seller a written copy of the additional appraisal;
6 and generally relating to appraisals for residential real property.

7 BY repealing and reenacting, with amendments,

8 Article – Real Property

9 Section 14–104.1

10 Annotated Code of Maryland

11 (2023 Replacement Volume and 2024 Supplement)

12 BY adding to

13 Article – Real Property

14 Section 14–104.2

15 Annotated Code of Maryland

16 (2023 Replacement Volume and 2024 Supplement)

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

19 **Article – Real Property**

20 14–104.1.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(A)** If a bank, mortgage banker, savings and loan association, or any other lender
2 has an appraisal made on residential real property to establish a market value for lending
3 purposes, the lender shall give a copy of any written appraisal to the borrower on **[his] THE**
4 **BORROWER'S** request if the borrower pays the cost of the appraisal.

5 **(B)** The appraisal may be submitted to another lender if the original lender has
6 rejected the borrower's loan application.

7 **14-104.2.**

8 **(A)** **IF THE APPRAISAL OF RESIDENTIAL REAL PROPERTY MADE UNDER §**
9 **14-104.1 OF THIS SUBTITLE IS LOWER THAN THE CURRENT MARKET VALUE OF THE**
10 **PROPERTY, THE SELLER MAY REQUEST THAT THE LENDER HAVE ONE ADDITIONAL**
11 **APPRAISAL MADE.**

12 **(B)** **A WRITTEN COPY OF AN ADDITIONAL APPRAISAL MADE UNDER THIS**
13 **SECTION SHALL BE PROVIDED TO THE SELLER AT NO COST TO THE SELLER.**

14 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
15 October 1, 2025.