

HOUSE BILL 1445

J2, N1, C2

5lr2322

By: **Delegate Qi**

Introduced and read first time: February 7, 2025

Assigned to: Judiciary

A BILL ENTITLED

1 AN ACT concerning

2 **Licensed Funeral Establishments – Provision of Fact Sheet on Real Property**
3 **Ownership**

4 FOR the purpose of requiring the Department of Housing and Community Development to
5 develop and publish a fact sheet about the legal issues and resources related to the
6 ownership of residential real property following the death of a homeowner; requiring
7 a licensed funeral establishment to provide a printed copy of the fact sheet to certain
8 individuals during the course of providing funeral services; and generally relating to
9 licensed funeral establishments and the ownership of residential real property
10 following the death of a homeowner.

11 BY adding to
12 Article – Health Occupations
13 Section 7–407.1
14 Annotated Code of Maryland
15 (2021 Replacement Volume and 2024 Supplement)

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

18 **Article – Health Occupations**

19 **7–407.1.**

20 **(A) IN THIS SECTION, “IMMEDIATE FAMILY MEMBER” MEANS A SPOUSE,**
21 **CHILD, SIBLING, PARENT, GRANDPARENT, GRANDCHILD, STEPPARENT, STEPCHILD,**
22 **AND STEPSIBLING.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(B) (1) THE DEPARTMENT OF HOUSING AND COMMUNITY**
2 **DEVELOPMENT SHALL DEVELOP AND PUBLISH ON ITS WEBSITE A FACT SHEET THAT**
3 **PROVIDES INFORMATION ABOUT:**

4 **(I) THE LEGAL ISSUES RELATED TO DEEDS, HEIRS, AND THE**
5 **OWNERSHIP OF RESIDENTIAL REAL PROPERTY FOLLOWING THE DEATH OF A**
6 **HOMEOWNER, COMMONLY KNOWN AS A TANGLED TITLE;**

7 **(II) HOW AN INDIVIDUAL CAN ADDRESS THE LEGAL ISSUES IN**
8 **ITEM (I) OF THIS PARAGRAPH; AND**

9 **(III) THE LEGAL RESOURCES AND FREE OR LOW-COST SERVICES**
10 **THAT ARE AVAILABLE TO LOW-INCOME INDIVIDUALS IN THE AREAS OF PROBATE**
11 **LAW AND ESTATE ADMINISTRATION.**

12 **(2) THE DEPARTMENT OF HOUSING AND COMMUNITY**
13 **DEVELOPMENT SHALL:**

14 **(I) PROVIDE THE FACT SHEET IN A PRINTABLE FORMAT FROM**
15 **ITS WEBSITE; AND**

16 **(II) AS NEEDED, UPDATE THE FACT SHEET.**

17 **(C) DURING THE COURSE OF PROVIDING FUNERAL SERVICES TO A**
18 **CONSUMER, A LICENSED FUNERAL ESTABLISHMENT SHALL PROVIDE A PRINTED**
19 **COPY OF THE FACT SHEET PUBLISHED UNDER SUBSECTION (B) OF THIS SECTION TO**
20 **THE IMMEDIATE FAMILY MEMBERS OF THE DECEASED OR THE AUTHORIZED**
21 **REPRESENTATIVE.**

22 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June
23 1, 2025.