

# SENATE BILL 566

N1

5lr2810  
CF 5lr2811

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By: **Senator Sydnor**

Introduced and read first time: January 23, 2025

Assigned to: Judicial Proceedings

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## A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Filing Fee for Residential Mortgage Foreclosure – Increase**

3 FOR the purpose of increasing the filing fee required to accompany an order to docket or a  
4 complaint to foreclose a mortgage or deed of trust on residential property by a certain  
5 amount; and generally relating to foreclosure of residential property.

6 BY repealing and reenacting, with amendments,  
7 Article – Real Property  
8 Section 7–105.1(e)  
9 Annotated Code of Maryland  
10 (2023 Replacement Volume and 2024 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 7–105.1.

15 (e) An order to docket or a complaint to foreclose a mortgage or deed of trust on  
16 residential property shall:

17 (1) Include:

18 (i) If applicable, the license number of:

19 1. The mortgage originator; and

20 2. The mortgage lender; and

21 (ii) An affidavit stating:

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1                                   1.     The date on which the default occurred and the nature of  
2 the default; and

3                                   2.     If applicable, that:

4                                   A.     A notice of intent to foreclose was sent to the mortgagor or  
5 grantor in accordance with subsection (c) of this section and the date on which the notice  
6 was sent; and

7                                   B.     At the time the notice of intent to foreclose was sent, the  
8 contents of the notice of intent to foreclose were accurate; and

9                                   (2)    Be accompanied by:

10                                  (i)     The original or a certified copy of the mortgage or deed of trust;

11                                  (ii)    A statement of the debt remaining due and payable supported by  
12 an affidavit of the plaintiff or the secured party or the agent or attorney of the plaintiff or  
13 secured party;

14                                  (iii)  A copy of the debt instrument accompanied by an affidavit  
15 certifying ownership of the debt instrument;

16                                  (iv)   If applicable, the original or a certified copy of the assignment of  
17 the mortgage for purposes of foreclosure or the deed of appointment of a substitute trustee;

18                                  (v)    If any defendant is an individual, an affidavit that is in  
19 compliance with § 521 of the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.;

20                                  (vi)   If applicable, a copy of the notice of intent to foreclose;

21                                  (vii)  If the secured party and mortgagor or grantor have elected to  
22 participate in prefile mediation, the report of the prefile mediation issued by the Office of  
23 Administrative Hearings;

24                                  (viii) If the secured party and the mortgagor or grantor have not  
25 elected to participate in prefile mediation, a statement that the parties have not elected to  
26 participate in prefile mediation;

27                                  (ix)   In addition to any other filing fees required by law, a filing fee in  
28 the amount of [~~\$300~~] **\$600**; and

29                                  (x)    1.     If the loss mitigation analysis has been completed subject  
30 to subsection (g) of this section, a final loss mitigation affidavit in the form prescribed by  
31 regulation adopted by the Commissioner of Financial Regulation; and

1    2.     If the loss mitigation analysis has not been completed, a  
2 preliminary loss mitigation affidavit in the form prescribed by regulation adopted by the  
3 Commissioner of Financial Regulation.

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