

HOUSE BILL 1456

I3, N1

6lr2624

By: **Delegates Embry, Boyce, Lehman, and Wu**

Introduced and read first time: February 13, 2026

Assigned to: Economic Matters

Committee Report: Favorable with amendments

House action: Adopted with floor amendments

Read second time: March 7, 2026

CHAPTER _____

1 AN ACT concerning

2 **Consumer Protection – Residential Property Advertisement – Ownership**
3 **Verification**

4 FOR the purpose of prohibiting a commercial entity from publishing or advertising
5 information on certain residential property unless the commercial entity verifies
6 that the person offering the property is the property's legal owner, or the agent of
7 the legal owner or is exercising a legal remedy to sell the residential property under
8 State law; requiring the commercial entity to maintain the verification for a certain
9 period of time; establishing that a certain publication or advertisement of residential
10 real property for sale or lease made by certain individuals is considered to be verified;
11 requiring a commercial entity that publishes or advertises certain residential
12 property information in violation of this Act to remove the publication or
13 advertisement; establishing that a violation of this Act is an unfair, abusive, or
14 deceptive trade practice subject to enforcement and penalties under the Maryland
15 Consumer Protection Act; and generally relating to the advertisement of residential
16 property.

17 BY repealing and reenacting, with amendments,

18 Article – Commercial Law

19 Section 13–301(14)(xlvii)

20 Annotated Code of Maryland

21 (2025 Replacement Volume)

22 BY repealing and reenacting, without amendments,

23 Article – Commercial Law

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 Section 13–301(14)(xlviii)
2 Annotated Code of Maryland
3 (2025 Replacement Volume)

4 BY adding to
5 Article – Commercial Law
6 Section 13–301(14)(xlix) and 14–1330
7 Annotated Code of Maryland
8 (2025 Replacement Volume)

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

11 **Article – Commercial Law**

12 13–301.

13 Unfair, abusive, or deceptive trade practices include any:

14 (14) Violation of a provision of:

15 (xlvii) Title 14, Subtitle 50 of this article; [or]

16 (xlviii) Section 13–411.1(c)(2) of the Transportation Article; or

17 **(XLIX) SECTION 14–1330 OF THIS ARTICLE; OR**

18 **14–1330.**

19 **(A) IN THIS SECTION, “COMMERCIAL ENTITY” INCLUDES A SOCIAL MEDIA**
20 **PLATFORM.**

21 **(B) THIS SECTION APPLIES ONLY TO RESIDENTIAL PROPERTY FOR LEASE**
22 **OR SALE THAT IS LOCATED IN THE STATE.**

23 **(C) A COMMERCIAL ENTITY MAY NOT PUBLISH OR ADVERTISE**
24 **INFORMATION ON RESIDENTIAL PROPERTY AVAILABLE FOR LEASE OR SALE ON**
25 **BEHALF OF ANOTHER UNLESS THE COMMERCIAL ENTITY VERIFIES THAT THE**
26 **PERSON OFFERING THE RESIDENTIAL PROPERTY FOR LEASE OR SALE IS:**

27 **(1) THE LEGAL OWNER OF THE PROPERTY; ~~OR~~**

28 **(2) AN AGENT OF THE LEGAL OWNER OF THE PROPERTY; OR**

1 **(3) EXERCISING A LEGAL REMEDY TO SELL THE RESIDENTIAL**
2 **PROPERTY UNDER STATE LAW.**

3 ~~(C)~~ **(D)** A COMMERCIAL ENTITY SHALL MAINTAIN A VERIFICATION UNDER
4 **SUBSECTION ~~(B)~~ (C) OF THIS SECTION FOR AT LEAST 3 YEARS.**

5 ~~(D)~~ **(E)** **IF A LICENSED REAL ESTATE AGENT, BROKER, OR ASSOCIATE**
6 **BROKER PUBLISHES OR ADVERTISES RESIDENTIAL REAL PROPERTY FOR SALE OR**
7 **LEASE, THE PUBLICATION OR ADVERTISEMENT SHALL BE CONSIDERED VERIFIED IF**
8 **THE PUBLICATION OR ADVERTISEMENT:**

9 **(1) WAS MADE BY THE AGENT, BROKER, OR ASSOCIATE BROKER ON A**
10 **WEBSITE OR MULTIPLE LISTING SERVICE; OR**

11 **(2) IS REPUBLISHED WITH CONSENT OF THE AGENT, BROKER, OR**
12 **ASSOCIATE BROKER.**

13 **(F)** A COMMERCIAL ENTITY THAT PUBLISHES OR ADVERTISES
14 **INFORMATION IN VIOLATION OF SUBSECTION ~~(B)~~ (C) OF THIS SECTION SHALL**
15 **PROMPTLY REMOVE THE PUBLICATION OR ADVERTISEMENT.**

16 ~~(E)~~ **(G)** A VIOLATION OF THIS SECTION IS:

17 **(1) AN UNFAIR, ABUSIVE, OR DECEPTIVE TRADE PRACTICE WITHIN**
18 **THE MEANING OF TITLE 13 OF THIS ARTICLE; AND**

19 **(2) SUBJECT TO THE ENFORCEMENT AND PENALTY PROVISIONS**
20 **CONTAINED IN TITLE 13 OF THIS ARTICLE.**

21 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
22 October 1, 2026.

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.