

February 25, 2020

The Honorable Kumar Barve
Chairman, House Environment and Transportation Committee
House Office Building, Room 251
6 Bladen Street
Annapolis, MD 21401

RE: Support of House Bill 1084 (Real Property – Recordation of Deeds – Assignments of Rents and Assignments of Leases for Security Purposes)

Dear Chairman Barve:

The Maryland Building Industry Association (MBIA), representing 100,000 employees of the building industry across the State of Maryland, supports House Bill 1084 (Real Property – Recordation of Deeds – Assignments of Rents and Assignments of Leases for Security Purposes).

This measure allows an assignment of rents and an assignment of a lease for security purposes to be recorded without certification of an attorney or a certification by a named party. This significantly improves the recordation process; assignments of rents and assignments of leases are so intertwined with the fundamental character of other recordation documents that an extra certification is unwarranted. The extra certification does not provide further protection or insurance, and only creates extra, sometimes expensive, steps. This exemption makes the recordation process for these specific documents much more efficient.

MBIA respectfully requests the Committee give this measure a favorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: House Environment and Transportation Committee Members