

March 2, 2021

The Honorable William C. Smith Jr.
Senate Judicial Proceedings Committee
Miller Senate Office Building,
2 East Wing 11 Bladen St.,
Annapolis, MD, 21401

RE: SB 781 Real Property – Residential Contract of Sale – Buyer Identification. MBIA Opposes the Act in its current version.

Dear Chairman Smith:

The Maryland Building Industry Association, representing 1,100 member firms statewide, appreciates the opportunity to participate in the discussion surrounding SB 781 Real Property – Residential Contract of Sale – Buyer Identification. MBIA Opposes the Act in its current version.

This bill would authorize a buyer who executes a residential contract of sale for a single family residential real property with a real estate broker to be identified by a “client” designation rather than their name. MBIA respectfully opposes this measure. While we appreciate the intent of the bill is to prevent discrimination, we believe that this will have the opposite effect. In cases that there are multiple offers on a property, a buyer is more likely to select a buyer that can be identified. We support legislation that prevents discrimination but have serious concerns about this method. Additionally, we are not sure how this will logistically work considering the buyer and seller are entering in to a formal contract of sale.

For these reasons, MBIA respectfully requests the Committee give this measure an unfavorable 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: Members of the Senate Judicial Proceedings Committee