



Real Property Section

To: Environment and Transportation Committee

From: Legislative Committee of the Real Property Section Counsel

Date: February 18, 2022 [Hearing Date February 22, 2022]

Subject: **HB 762** – Real Property - Residential Contract of Sale - Buyer Identification

Position: **Oppose**

The Real Property Section Counsel of the Maryland State Bar Association (MSBA) **opposes House Bill 762** – Real Property - Residential Contract of Sale - Buyer Identification. The bill seeks authorize a buyer of residential real estate to remain anonymous. This is an exceptionally bad idea. It will cause nothing but confusion in connection with the sale of residential real property. Basic contract law requires execution of the agreement by the party to be charged. If this bill were to become law, that would no longer happen in Maryland.

For these reasons, the Real Property Section Counsel of the MSBA **opposes HB 688** and asks for an **unfavorable report**. Thank you for your consideration.