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To: Honorable Chair and Members of the Budget and Taxation Committee
From: MLTA Legislative Committee
Date: March 27, 2023 [Hearing date: March 29, 2023]
Subject: **HB 21** – Property Tax - Tax Sales - Notices and Payoff Amount for Redemption
Position: **Favorable**

The Maryland Land Title Association (MLTA) asks that you return a **favorable recommendation for House Bill 21** – Property Tax - Tax Sales - Notices and Payoff Amount for Redemption.

Whenever a property has been sold at tax sale, the reliability of the amount required to redeem the property is imperative. Electronic communication has become the main medium for transmitting a written demand for payment and, as such, use of that medium is preferable to a written statement sent through the United States Postal Service or a verbal statement that could be the subject of a subsequent dispute.

The requirement of an e-mail address would provide title professionals called upon to handle either a refinance or sale of a property with a more effective and efficient means of communication; a 30 day period during which the response would be binding provides a desired certainty as to the amounts necessary to redeem a property from tax sale.

The MLTA's only disappointment with the proposed legislation is that it exempts Baltimore City. An amendment to extend the reach of HB 21 to all jurisdictions in the State would not be opposed by the MLTA.

For these reasons, the MLTA respectfully requests that you return a **favorable recommendation for House Bill 21**.