



**Senate Bill 904 – Foreclosure Proceedings – Residential Mortgagors and Grantors – Access to Counsel**

**Position: Unfavorable**

Maryland REALTORS® oppose SB 904 which, among other provisions, would impose a fee on each residential property sale in the state.

Maryland REALTORS® has supported many of the important foreclosure programs, including pre and post file mediation for homeowners, but is concerned about assessing another fee on residential real estate. The Maryland Department of Housing and Community Development has over \$180 million for their homeowner assistance program which provides homeowners with grants and loans to avoid a foreclosure.

Which such significant new funding for foreclosure avoidance programs, the REALTORS® do not believe another fee should be placed on residential sales at a time when housing affordability is such a serious issue.

For this reason, the Maryland REALTORS® recommend an unfavorable report.

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