

February 23, 2024 – WRITTEN TESTIMONY

HOUSE BILL 1000 / Real Property – Residential Contracts of Sale – Buyer Privacy Rights

HB 1121/23 – ENT

By: Delegate Ruff

Assigned to: Environment and Transportation

To Whom it May Concern:

As a licensed Realtor in the State of Maryland, I am sending my support of HB 1000.

I believe that the name of a potential buyer, if disclosed at the time of offer to purchase real property, sets the stage for possible bias (implicit or otherwise), on the part of the seller. I personally have experienced this when my clients with unusual names that identified their ethnicity or place of origin lost a competitive bid.

A name can reveal significant information about a potential buyer and could adversely affect their position in a competitive offer situation. Keeping the identity of the buyer private in the initial stage of offer acceptance would remove any doubt that the seller's decision was not guided by any bias, or because of particular revealing information about the buyer that could potentially create a conflict of Fair Housing.

Thank you for consideration of this important bill.

Julia Martin Frazier

Vice President

Monument Sotheby's International Realty

jmfrealtor@gmail.com