

JUSTIN READY
Legislative District 5
Carroll County

—
MINORITY WHIP
—
Finance Committee



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THE SENATE OF MARYLAND
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Senator Justin Ready
SB 962 Task Force to Study Property Tax Fraud

Chair Smith, Vice Waldsteicher, and members of the Judicial Proceedings Committee:

Senate Bill 962 was requested by the Carroll County Clerk of Court. As amended it will create a task force to study the growing problem of property fraud that we've seen throughout the country and increasingly in the State of Maryland. Unfortunately, there are many bad actors out there who have found loopholes in the system and have been able to commit deed theft.

Deed theft occurs when the title to a home is taken without the homeowner's knowledge or approval. The most common means is through forgery, when a signature on a deed, which is then filed with a county clerk or registrar. Homeowners also can be duped into signing a deed over to a scammer.

The original bill as drafted required a seller to provide a title report to a buyer but after feedback from the industry, it was felt that more thought needed to be put into this legislation and it was agreed that we would instead form a workgroup to address this issue.

I respectfully request a favorable report on Senate Bill 962.