



Testimony offered on behalf of:  
**MARYLAND MORTGAGE BANKERS & BROKERS ASSOCIATION, INC.**

**IN SUPPORT, WITH AMENDMENT, OF:**

SB0671 – Foreclosure Proceedings – Residential Mortgagors and Grantors –  
 Access to Counsel

**Judicial Proceedings Committee**

Hearing – 2/20/2024 at 1:00 pm

The Maryland Mortgage Bankers and Brokers Association, Inc. (“MMBBA”) **SUPPORTS SENATE BILL 0671, WITH AN AMENDMENT.**

The MMBBA **wholly supports the intent of SB0671** offering low-income individuals access to legal representation in certain foreclosure proceedings and requiring the Maryland Legal Services Corporation, under the Program, to provide access to legal representation; however, we **do not agree that the funding mechanism for this bill should include a homeownership tax on homebuyers and sellers in Maryland.**

Maryland is already one of the most expensive states in the country to purchase a home. Additionally, there is another bill in front of the Legislature (HB0638) that would increase the state transfer tax from .50% of home purchase price up to as much as 1.5%! This bill would add as much as \$250 to closing costs on a home purchase. The MMBBA will **support this bill with an amendment** to DELETE page 5, line 14 “FEES PAID TO THE FUND UNDER § 10-714(B) OF THIS ARTICLE” and REMOVE the new section on page 7, lines 10-20:

“THE COMPTROLLER SHALL COLLECT A FEE ON EACH RESIDENTIAL PROPERTY SALE AS FOLLOWS:

- (1) \$25 ON A SALE OF LESS THAN \$200,000.
- (2) \$50 ON A SALE OF AT LEAST \$200,000 BUT LESS THAN \$350,000.
- (3) \$100 ON A SALE OF AT LEAST \$350,000 BUT LESS THAN \$500,000.
- (4) \$250 ON A SALE OF \$500,000 OR MORE.”

For these reasons, the MMBBA urges a **FAVORABLE COMMITTEE REPORT, WITH AN AMENDMENT, on Senate Bill 0671**

Respectfully submitted,

*Timothy J. Gough*

Co-Chair, MMBBA Legislative Committee

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