



**House Bill 1308 – Real Property – Recordation of Instrument with False Information – Penalties and Actions to Quiet Title**

**Position: Favorable**

The Maryland REALTORS® support HB 1308 which strengthens the penalties for a person who knowingly includes false information when filing a deed.

Deed fraud is a problem in Maryland and across the country. Although much of the fraud is focused on unimproved land, there are also cases of fraudulent sales of improved property too. The persons committing fraud will often misrepresent themselves as the title holder of the property or state they are representing the title holder of the property through a POA.

HB 1308 clarifies that prosecution of this fraud may be instituted within 3 years after the offense was committed and authorizes a fine of at least \$500. The REALTORS® believe the 3-year statute of limitations could also trigger on discovery of the offense for those rare occurrences when the title fraud is not detected within the first couple of years.

For these reasons, the REALTORS® recommend a favorable report.

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