



HB 1018 – Financial Institutions - Conventional Home Mortgage Loans - Assumption and Required Disclosures

Position: Support with Amendments

Maryland REALTORS® supports efforts to keep residents in their homes, particularly when faced with changing life circumstances.

HB 1018 would allow existing borrowers to assume another borrower's portion of the mortgage in certain circumstances. This is modeled off similar legislation enacted in California in 2024.

However, the California law applied only prospectively, unlike HB 1018. We have significant concerns about the impact, and legality, of retroactively applying these requirements to mortgage agreements that are already in place, and the precedent that would set for future mortgage lending in the state.

We therefore recommend deleting Section 2, beginning on line 31 of page 6 continuing through line 7 of page 7, in its entirety.

If applying this act only prospectively, Maryland REALTORS® would offer support for HB 1018.

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