

February 25, 2025

The Honorable Marc Korman  
Chair, Environment & Transportation Committee  
House Office Building, Room 251  
Annapolis, MD, 21401

**RE: HB 1151 - Residential Real Property Sales – Appraisals**

Dear Chair Korman:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB1151 - Residential Real Property Sales – Appraisals**. MBIA supports the legislation as written.

HB 1151 would authorize the seller of residential real property to request that a certain lender have an additional appraisal made if the appraisal is lower than the current market value of the property. The bill would Maryland's real property law to provide sellers with additional protections during the property appraisal process. Currently, when a lender (such as a bank, mortgage banker, or savings and loan association) obtains an appraisal for a residential property, they are required to provide a copy to the borrower upon request and at the borrower's expense.

The new legislation adds a provision that if the initial appraisal comes in lower than the property's current market value, the seller can request that the lender conduct an additional appraisal. Moreover, the lender must provide this additional appraisal to the seller at no cost. This change aims to give sellers more recourse if they believe an initial appraisal does not accurately reflect their property's true market value. This is an essential tool to ensure sellers receive a fair and just appraisal process.

For these reasons, MBIA respectfully urges the Committee to give this measure a **favorable** report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the House Environment & Transportation Committee