



Druid Heights Community Development Corporation

DRUID HEIGHTS
Community Development Corporation

2140 McCulloh Street Baltimore, Maryland 21217

Testimony to the Senate Judicial Proceedings Committee

SB566 Real Property - Filing Fee for Residential Mortgage Foreclosure - Increase

Position: Favorable

February 6, 2025

The Honorable Senator William Smith, Chair
Senate Judicial Proceedings Committee
2 East, Miller Senate Office Building
Annapolis, Maryland 21401

cc: Members, Judicial Proceedings Committee

Honorable Chair Smith and Members of the Judicial Proceedings Committee:

SB 566 would increase the filing fee for residential foreclosures. The fees fund the Maryland Housing Counseling Fund. The fund pays for housing counseling, legal services as well as foreclosure mediation. This fee has not been changed since 2010. Our organization has received funds for our work and served hundreds of clients. According to recent analysis by ATTOM, Maryland was among the states with the highest foreclosure rates in December 2024.

The Maryland Housing Counseling Fund has helped Druid Heights CDC to serve over 350 clients a year and it has been a key source of funds for foreclosure prevention and first time home buyer assistance. It has been my honor to meet with and assist hundreds of clients over the past nineteen years to navigate through this process. I have given guidance, support, attended Mediations with them and many of those clients have been able to bring their mortgage current and stay in their home. There are however, some circumstances that make staying impossible, but even with the ones that are forced to leave their home, I have been able to give them guidance and help make the transition for the families as less traumatic as possible. All of that takes funding. I believe that there is a desperate need for additional funding to support this essential and very beneficial work for the residents of Maryland. Many Maryland homeowners are facing difficult times and need this assistance, and I believe that the need is only going to increase in the coming years.

We support SB 566 and urge a favorable report.

Sincerely,

Chloe Williams

Director of Housing Counseling and Homeownership Opportunities