



**SB 0566**

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

Hearing before the Senate Judicial Proceedings Committee  
February 6, 2025

**Position: Favorable**

submitted via electronic testimony

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Chair Smith and Members of the Committee:

Thank you for the opportunity to speak. I am here on behalf of Enterprise Community Partners (Enterprise) **to urge you to move favorable on SB 0566.** This legislation would increase the filing fee required to pursue a foreclosure action on residential properties in Maryland.

We especially thank Senator Sydnor for his leadership in supporting this legislation.

**About Enterprise:**

Founded 40 years ago here in Maryland, Enterprise is committed to make home and community places of pride, power and belonging, and platforms for resilience and upward mobility for all.

Our impact and investment in Maryland housing and affordability is one measure of our commitment to the state and its residents. Enterprise's affordable housing production, preservation, and rehabilitation efforts total more than \$1 billion in total portfolio value, including 76 apartment communities and more than 7,500 homes in Maryland. Our work is centered on holistic resident services and environmentally sustainable design, construction and operations.

In addition, we provide millions of dollars each year in loan financing, equity investments and grants to nonprofit and mission-minded community organizations, as well as technical assistance, partnerships, and a variety of federal, state, and local policy analysis.

Enterprise brings substantial first-hand experience of the vital role the state's housing and community development programs play in meeting community needs.

ENTERPRISE COMMUNITY PARTNERS, INC.

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**About the Bill:**

According to [Bluehub Capital](#), a mission-driven, nonprofit community development financing organization, in 2024 Maryland saw foreclosure filings for 4,762 properties (0.19% of housing units), ranking sixth nationally. Lack of housing affordability and cost of living relative to incomes, as well as pressures from interest rates and other economic factors all contribute to why a foreclosure may occur.

Few actions are more impactful and disruptive to an individual or family's life than losing their home, for any reason. The negative impacts on people who face foreclosure are extremely high, both financially and in terms of their overall health and stability. The cost to communities is also high as foreclosed properties can also have a negative impact on adjacent property values. Maintenance of the property following a foreclosure action can also suffer. Local governments very often do not have the additional resources to enforce and maintain foreclosed property security and conditions. For these and many other reasons, to the maximum extent possible residents and their mortgage holders should work together to avoid the loss of a home.

One benefit of raising the filing fee for foreclosures is to better ensure that all other potential remedies have been explored before this most drastic action is taken. It also ensures the state is compensated more reasonably for the additional costs it incurs to process the action, and its consequences to communities. The impact of a foreclosure is far greater than the fee itself; but this legislation will better reflect the actual costs and serve as an incentive to find alternatives without residents losing access to what is often their most valuable asset, and primary source of wealth generation and transfer to beneficiaries.

Our team would be happy to answer any questions you may have about our work in Maryland, and we appreciate your consideration of these views. I may be reached at [MBondi@EnterpriseCommunity.org](mailto:MBondi@EnterpriseCommunity.org) or 202-407-8719. On behalf of Enterprise Community Partners, we urge you to move favorable on this PILOT legislation as described.

Respectfully submitted:

Melissa Bondi  
Senior Director, Enterprise Mid-Atlantic

Cc: Rev. David C. Bowers, Vice President and Mid-Atlantic Market Leader