



**Testimony to the Senate Judicial Proceedings Committee
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 Committee:

Economic Action Maryland (formerly the Maryland Consumer Rights Coalition) is a statewide coalition of individuals and organizations that advances economic rights and equity for Maryland families through research, education, direct service, and advocacy. Our 12,500 supporters include consumer advocates, practitioners, and low-income and working families throughout Maryland.

We are here in strong support of SB566 which increases the filing fee required to accompany an order to docket or a complaint to foreclose a mortgage or deed of trust on residential property from \$300 to \$600.

Last May, Maryland had the highest rate of foreclosure filings in the country, with one out of every 2,550 homes¹. Economic Action surveyed 500 of our clients and supporters in July and August 2024 and housing costs were the number one area of financial distress for survey participants. Many had cut back on other essential needs to maintain their mortgage, insurance, and property taxes.

An increase in the foreclosure filing fee will better represent the cost of doing business to mortgage loan servicers. It will also support funding for legal service, financial counseling, and other providers to assist homeowners with reducing costs, increasing financial security and enabling them to retain their homes and equity or exit with dignity.

For all these reasons we support SB566 and urge a favorable report.

Best,

Marceline White
Executive Director

¹ <https://www.newsweek.com/thousands-americans-lose-their-homes-1903183>

2209 Maryland Ave · Baltimore, MD · 21218 · 410-220-0494

info@econaction.org · www.econaction.org

Tax ID 52-2266235

Economic Action Maryland Fund is a 501(c)(3) nonprofit organization and your contributions are tax deductible to the extent allowed by law.



**ECONOMIC
ACTION MD**
FUND

2209 Maryland Ave · Baltimore, MD · 21218 · 410-220-0494

info@econaction.org · www.econaction.org

Tax ID 52-2266235

Economic Action Maryland Fund is a 501(c)(3) nonprofit organization and your contributions are tax deductible to the extent allowed by law.