



HB 796 – Real Property – Filing Fee for Residential Mortgage Foreclosure - Increase

Committee: House Judiciary Committee

Date: February 19, 2025

Position: Unfavorable

The Maryland Bankers Association (MBA) **OPPOSES** HB 796, which doubles the foreclosure filing fee in Maryland to \$600 per filing. This legislation does not help Marylanders who are struggling to make their monthly mortgage payments and instead increases the costs of mortgage servicing in Maryland.

Under current Maryland law, in addition to other required filing fees, a filing for a foreclosure on residential property must be accompanied by a \$300 fee. This fee, according to the [Summary of Charges, Costs, and Fees of the Clerks of the Circuit Court](#), is almost double any other fee filed in Maryland's judicial system.

Maryland's Office of Financial Regulation (OFR) offers resources for Marylanders who have fallen behind on their mortgage, including a link to [Foreclosure Help for Homeowners](#) and a [Mortgage Late? Don't Wait!](#) factsheet. Both documents discuss the rights that Marylanders have when trying to avoid foreclosure. Marylanders are strongly encouraged to contact their mortgage servicer in both documents, as these servicers are well-equipped to help Marylanders stay in their homes.

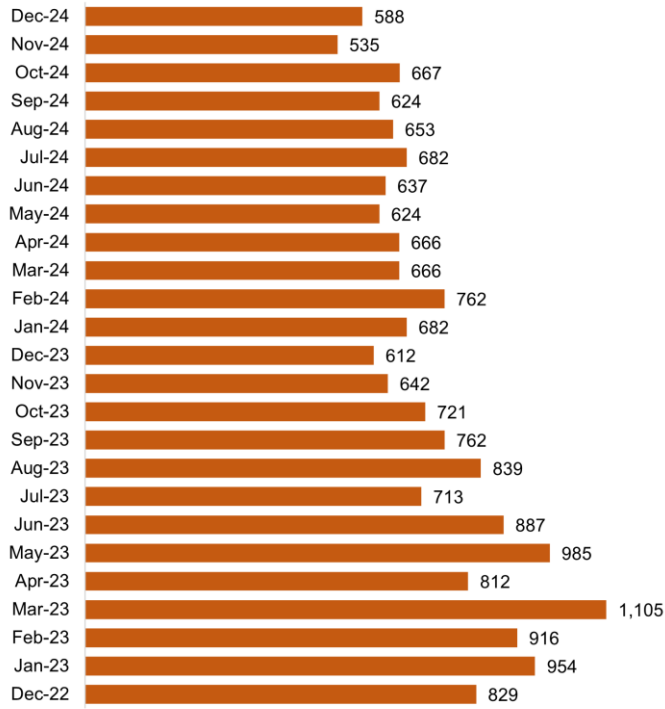
In addition, OFR continues to see a decrease in the number of Notices of Foreclosure and Foreclosed Property Registries. Charts showing a decrease over the past two years, while publicly available on OFR's website, are attached to this testimony.

Given that there are numerous resources available to Marylanders who are facing foreclosure, and that there is not a substantial increase in the number of Marylanders facing foreclosure, MBA finds this fee increase to be unnecessary. Accordingly, MBA urges the issuance of a **UNFAVORABLE** report on HB 796.

The Maryland Bankers Association (MBA) represents FDIC-insured community, regional, and national banks, employing thousands of Marylanders and holding more than \$194 billion in deposits in almost 1,200 branches across our State. The Maryland banking industry serves customers across the State and provides an array of financial services including residential mortgage lending, business banking, estates and trust services, consumer banking, and more.

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Notices of Foreclosure Submitted to OFR December 2022 - December 2024



Foreclosed Property Registries Submitted to OFR December 2022 - December 2024

