



MSBA Mailing Address
520 West Fayette Street
Baltimore, MD 21201

Canton Office
3700 O'Donnell Street
Baltimore, MD 21224

Annapolis Office
200 Duke of Gloucester Street
Annapolis, MD 21401

TO: House of Delegates – Economic Matters Committee

FROM: Real Property Section of the MSBA

RE: HB 1456 – Consumer Protection - Residential Property Advertisement - Ownership Verification

Hearing Date: March 10, 2026

POSITION: Informational

DATE: March 6, 2026

The Real Property Section of the MSBA offers suggested revisions to HB 1456 – Consumer Protection - Residential Property Advertisement - Ownership Verification should the Committee consider issuing a favorable report.

The bill seeks to prohibit a “commercial entity,” which “includes social media platforms,” from publishing or advertising information about residential property for lease or sale on behalf of someone else unless they first verify that the person offering the property is either the legal owner or an agent of the legal owner.

According to the bill, a “commercial entity” includes a “social media platform” but does not otherwise define the phrase. Would a “commercial entity” include a lender, loan servicer or trustee in the business of conducting foreclosure sales of residential property? Does a foreclosing lender need permission from the owner of the residential property to advertise such property for sale? What about the auction company in such a situation? Would it apply to other forced sales such as tax sales or sheriff’s sales?

Marisa A. Trasatti
President

Natasha Dartigue
President-Elect

Randolph S. Sergent
Secretary

Natasha M. Nazareth
Treasurer

Anna S. Sholl
Executive Director

Real Property Section of the MSBA -- HB 1456
Page 2.

Thank you for your consideration. Please contact Bill O'Connell at bill.oconnell@fnf.com or 410-992-2324 if you have any questions or need further assistance.