



---

Maryland House Economic Matters  
Testimony Of The SOS Fund  
In Opposition of HB 59: Expedited Wrongful Detainer Proceedings - Property for Sale or Lease  
**Thursday, February 26, 2026**

**Position: UNFAVORABLE**

The SOS Fund, is an independent 501(c)(3) non-profit organization, addressing the systemic housing instability experienced by historically red-lined communities in Baltimore City. This instability has resulted in generations of residents losing their homes, thus denying them the wealth-building capacity of homeownership. **The SOS Fund does not support this bill.**

HB 59 will allow homeowners and heir occupants to be removed from their home after the right to redeem has been foreclosed due to tax sale. It is necessary that a full and fair hearing occur in post foreclosure of the right to redeem cases because more often than not, the homeowner is unaware of their rights or the underlying tax lien may be invalid due to notice issues, misapplied payments, etc. and the lien purchasers often list the property for sale before picking up the deed.

HB 59 will allow lien purchasers to evict families navigating tax sale like Cairo Harris and her young son without a fair hearing merely by calling them “squatters” when they are not. The Harris family home has experienced a tax sale foreclosure. The tax lien is currently under investigation by Baltimore city Bureau of Revenue Collections because the tax lien appears to be the result of High Grass and Weeds/Trash Citations during 2021. The Harris family never received the notices. There also appear to be irregularities with the application of property tax payments that could render the tax lien void at the end of the investigation.

Last week the Harris's reported that someone claiming to own the house came to their house and removed the rear door lock and patio furniture. She contacted the police and in a conversation with “new owner” they told police she was a squatter. This home has been in her family since the 1960's - she is no squatter. Because the lien purchaser had already listed the house for auction, if HB 59 was the law she and her son could be evicted within five days.

This is a single story but there are many more we could share of how HB 59 will cause harm to those experiencing tax sale foreclosure. This bill erodes homeowners and heirs due process rights.

For the above reasons,  
**The SOS FUND urges an unfavorable report.**  
Please contact Nneka Nnamdi, Executive Director, with any questions at  
nneka@thesosfund.com; 443-468-6041