



House Bill 956 – Criminal Law - Deed Fraud - Prohibition, Deed Fraud Prevention Grant Fund, and Task Force to Study Deed Fraud

Position: Support with Amendments

Maryland REALTORS® supports HB 956's requirement that the Maryland Department of Housing and Community Development study older condominium buildings and evaluate their ability to meet reserve funding requirements.

Many buildings over 40 years old are facing significant repair and replacement costs. Understanding whether reserves are adequate — and whether unit owners can realistically sustain required contributions — is critical to protecting housing stability and avoiding sudden, burdensome special assessments.

While we endorse the overall goals of the study, Maryland REALTORS® has concerns about the bill's requirements under items (3) and (4) that the study determine the age and annual income of each condominium unit owner in the affected buildings and report this information in a public-facing document.

Collecting demographic information such as age and income raises significant privacy considerations. Income and age are personal identifiers that, if disaggregated or tied to specific units or small pools of owners, could inadvertently expose sensitive information. Even aggregating this data into income ranges or median age by building may not be sufficient to protect unit owner confidentiality.

With thoughtful adjustments to protect resident privacy, we believe HB 956 can provide valuable insight into the financial sustainability of Maryland's aging condominium stock.

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