



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

Committee: Senate Finance Committee

Date: April 1, 2026

Position: Favorable

The Maryland Bankers Association (MBA) **SUPPORTS** HB 1456. This legislation, as amended, requires online platforms and other commercial advertisers to verify that anyone listing a Maryland residential property for sale or rent has legal authority to do so, mandates record-keeping and takedowns for violations, and treats noncompliance as a violation of the Maryland Consumer Protection Act.

MBA appreciates the bill sponsor's willingness to adopt a House floor amendment expressly authorizing residential property being sold by an entity exercising a legal remedy to sell to be listed. Absent this amendment, banks seeking to dispose of foreclosed properties would have been effectively barred from advertising those properties for sale.

Accordingly, MBA urges the issuance of a **FAVORABLE** report on HB 1456.

The Maryland Bankers Association (MBA) represents FDIC-insured community, regional, and national banks, employing thousands of Marylanders and holding \$194.8 billion in deposits in over 1,100 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.