

TERESA E. REILLY  
*Legislative District 35A*  
Cecil and Harford Counties

DEPUTY MINORITY WHIP

Health Committee

*Subcommittees*

Health Occupations

Maternal, Infant, and Child Health

Public Health and  
Minority Health Disparities

Rules and Executive  
Nominations Committee

*Chair*

Harford County House Delegation



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THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

**HB 1439 - Real Property – Petition of Property – Liens and Purchase Price Adjustments**

Chair Smith, Vice Chair Waldstreicher, and esteemed Members of the Judicial Proceedings Committee:

HB 1439 will facilitate transparency for cotenants in a court-ordered sale of property. If the plaintiff does not procure a title report, each party must provide timely disclosure of the type and amount of any outstanding liens.

The bill also ensures that purchase prices reflect the true net value of the property by accounting for outstanding liens and authorizing courts to equitably adjust prices based on documented costs and income.

I respectfully request a FAVORABLE report from the Committee. HB 1439 advances equity and accountability in partition actions by ensuring all financial obligations tied to a property are disclosed and fairly allocated. Prior to the court's ruling on the partition of property.

Sincerely,

A handwritten signature in black ink, appearing to read "Teresa Reilly".

Delegate Teresa Reilly

District 35A

Cecil and Harford Counties