

**CAROLYN A. QUATTROCKI**  
*Chief Deputy Attorney General*

**LEONARD J. HOWIE III**  
*Deputy Attorney General*

**CARRIE J. WILLIAMS**  
*Deputy Attorney General*

**SHARON S. MERRIWEATHER**  
*Deputy Attorney General*

**ZENITA WICKHAM HURLEY**  
*Deputy Attorney General*



**PETER V. BERNS**  
*General Counsel*

**CHRISTIAN E. BARRERA**  
*Chief of Staff*

**STATE OF MARYLAND**  
**OFFICE OF THE ATTORNEY GENERAL**

**ANTHONY G. BROWN**  
*Attorney General*

*April 1, 2026*

TO: The Honorable Will C. Smith, Jr.  
Chair, Senate Judicial Proceedings Committee

FROM: Rhea Harris  
*Deputy Director, Legislative Affairs, Office of the Attorney General*

RE: House Bill 130 – Task Force to Study Deed Fraud – **Letter of Information**

---

The Office of the Attorney General (OAG) submits this letter to provide information on HB130-Task Force to Study Deed Fraud, as amended. HB130 establishes a task force to examine the incidence of deed fraud in the state, including complaint volume, case outcomes, restitution awarded, and relevant geographic and demographic trends.

The task force includes:

- (1) The Attorney General or designee;
- (2) One representative of the Judiciary, designated by the Chief Justice;
- (3) the Director of the State Department of Assessment and Taxation or designee;
- (4) the Executive Director of the Maryland Legal Services Corporation;
- (5) The Secretary of Housing and Community Development, or the Secretary's designee;
- (6) Three members, appointed by the Governor;
  - (i) One representative of the land title insurance industry;
  - (ii) One individual with experience as a notary public.

As amended, HB130 requires the Office of the Attorney General to staff the Task Force and the Governor to designate the chair. While most members have direct experience in property and deed matters, the OAG does not handle deed fraud cases; such matters are referred to the appropriate State's Attorney's Office for investigation. Deed fraud is not part of the OAG's core competencies, and OAG does not have the capacity or resources to staff the task force.

---

This bill letter is a statement of the Office of the Attorney General's policy position on the referenced pending legislation. For a legal or constitutional analysis of the bill, Members of the House and Senate should consult with the Counsel to the General Assembly, Sandy Brantley. She can be reached at 410-946-5600 or [sbrantley@oag.state.md.us](mailto:sbrantley@oag.state.md.us).

For these reasons, the OAG respectfully requests the removal of the requirement that it staff the Task Force to Study Deed Fraud, as amended in HB130.

cc: Members of the Senate Judicial Proceedings Committee

