



## **House Bill 130 –Task Force to Study Deed Fraud**

### **Position: Support with Amendments**

Maryland REALTORS® supports efforts to combat fraudulent real estate activities, such as those outlined in HB 130.

Seller and renter impersonation, squatting, and other real estate related frauds have increased in recent years, both in Maryland and across the country. Technology has aided the process through forged deeds and leases, remote notarization, and electronic funds transfers. We thank the sponsor for bringing forward legislation to begin to address these actions.

To make HB 130 more effective, we suggest the following amendment to Section 2(b)(6) to include a Maryland real estate licensee on the proposed Task Force to Study Deed Fraud.

REALTORS® are often the first professionals to encounter irregularities in property transactions and title documents. Their practical, on-the-ground experience with buyers, sellers, and closing processes gives them unique insight into common fraud tactics, red flags, and procedural gaps that may not be visible to regulators or policymakers.

Licensees also play a key role in educating clients, verifying identities, and coordinating with title companies and attorneys, making them an essential line of defense. Including their perspective helps ensure that prevention strategies are realistic, effective, and properly integrated into everyday real estate practices.

With the above amendment, Maryland REALTORS® asks for your favorable report.

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