

MIKE MCKAY
Legislative District 1
Garrett, Allegany, and Washington Counties



THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

Judicial Proceedings Committee
Executive Nominations Committee

Joint Committees

Administrative, Executive,
and Legislative Review
Children, Youth, and Families
Program Open Space and Agricultural
Land Preservation

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Senate Bill 691 – Real Property - Termination of Residential Real Estate Contracts - Contingency Clauses

March 5, 2026

Dear Chair Smith, Vice Chair Waldstreicher, and Members of the Committee,

I am writing to express strong support for Senate Bill 691, *Real Property – Termination of Residential Real Estate Contracts – Contingency Clauses*. This legislation provides much-needed clarity and fairness in Maryland’s residential real estate transactions by refining the definition of “contingency clause” and establishing a clear timeline for the distribution of trust money when a contract is terminated. By ensuring that purchasers can exercise contingency rights without unnecessary delays or disputes, SB 691 strengthens consumer protection and promotes transparency in the home-buying process.

Additionally, the bill introduces a streamlined procedure for escrow agents and licensed real estate brokers to return trust money promptly when no legal action or mediation request has been filed. This change reduces uncertainty for buyers and sellers alike, minimizes litigation, and fosters confidence in Maryland’s real estate market.

I thank you for your time and I urge a favorable report.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike McKay".

Senator Mike McKay
Representing the Appalachia Region of Maryland
Serving Garrett, Allegany, and Washington Counties