



HB 130 – Criminal Law - Deed Fraud - Prohibition, Deed Fraud Prevention Grant Fund, and Task Force to Study Deed Fraud

Committee: House Judiciary Committee

Date: February 3, 2026

Position: Favorable

The Maryland Bankers Association (MBA) **SUPPORTS HB 130 WITH AMENDMENTS**. This legislation strengthens penalties for deed fraud, creates a Deed Fraud Prevention Grant Fund to help identify and prevent deed fraud, and establishes a Task Force to Study Deed Fraud to recommend how to better combat deed fraud. These key components of HB 130 help protect Maryland property owners, preserve the integrity of real estate titles, and safeguard the stability of the State's financial system.

Fraudulent property transfers undermine the certainty of land records, which are the foundation of mortgage lending. When property ownership is unlawfully transferred through deception, coercion, or impersonation, significant legal uncertainty occurs, resulting in delays, increased litigation costs, and potential losses that ultimately affect borrowers, lenders, and the broader housing market. MBA supports all efforts to combat the increase in deed fraud.

As noted above, HB 130 establishes the Task Force to Study Deed Fraud, which would be studying incidents in deed fraud and making recommendations on how to better protect Marylanders against this type of fraud. Given that deed fraud has a significant impact on mortgage lenders, **MBA requests that at least one representative of the banking industry with mortgage lending expertise be added to the Task Force.** MBA would be happy to recommend a banker to serve.

Strengthening protections against deed fraud protects homeowners, preserves trust in land records, and contributes to a stable and secure housing finance system for the State. Accordingly, MBA urges the issuance of a **FAVORABLE report WITH AMENDMENTS** on HB 130.

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.