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TO: House of Delegates – Judiciary Committee

FROM: Real Property Section of the MSBA

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

Hearing Date: February 3, 2026

POSITION: Support with Amendments

DATE: January 28, 2026

The Real Property Section of the MSBA **supports with amendments** HB 130 -- Criminal Law - Deed Fraud - Prohibition, Deed Fraud Prevention Grant Fund, and Task Force to Study Deed Fraud.

Seller impersonation and deed fraud continues to be a significant problem in Maryland and throughout the Country. And the criminals show no signs of letting up. Instead, it appears that more are added to their ranks every day. And their tactics are growing increasingly sophisticated. Thus, we support the effort to deter such activity and bring those who perpetrate these crimes to justice.

In that spirit, we offer the following suggested amendments to the bill.

Marisa A. Trasatti
President

Natasha Dartigue
President-Elect

Randolph S. Sergent
Secretary

Natasha M. Nazareth
Treasurer

Anna S. Sholl
Executive Director

1. Revise subsection (A)(1) on page 4, line 10 to state: . . . AN INTEREST IN REAL PROPERTY THAT THE GRANTOR PERSON DOES NOT OWN . . .
2. Revise subsection (A)(2) on page 4, line 12 to state: . . . AN INTEREST IN REAL PROPERTY FOR WHICH THAT THE GRANTOR PERSON LACKS SUFFICIENT AUTHORITY TO TRANSFER;
3. Revise subsection (A)(4) on page 4, line 16-17 to state: ATTEMPT TO SELL OR CONVEY AN INTEREST IN THE REAL PROPERTY OF ANOTHER THROUGH THE EXECUTION OF A DEED BY THE TRUE RIGHTFUL OWNER OF THE PROPERTY BY DECEPTION, . . .
4. Revise subsection (B) on page 4, lines 23-24 to be consistent with subsection (C) in lines 25-26 and state: (B) A PERSON MAY NOT KNOWINGLY, WILLFULLY, AND WITH FRAUDULENT INTENT AID OR ASSIST ANOTHER IN A VIOLATION OF SUBSECTION (A) OF THIS SECTION.

Thank you for your consideration. Please contact Bill O’Connell at bill.oconnell@fnf.com or 410-992-2324 if you have any questions or need further assistance.