



House Bill 78

Foreclosed Property Registry – Updated Information – Notice to Local Governments

MACo Position: **SUPPORT**

To: Environment and Transportation Committee

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From: Natasha Mehu

The Maryland Association of Counties (MACo) **SUPPORTS** HB 78 as it will allow counties to receive prompt notification about the ownership of foreclosed properties within their jurisdiction. This “push” rather than “pull” system could prove very helpful to county public safety and code enforcement officials to better manage properties in transition.

The Department of Labor, Licensing and Regulation (DLLR) operates an online, password protected, Foreclosed Property Registry in which every residential property purchased at a foreclosure sale must be registered. This information can be used to facilitate code enforcement, property maintenance, nuisance abatement, law enforcement, and emergency services.

HB 78 would require DLLR to establish a procedure for foreclosure purchasers to keep the registry information current by providing updated information within 21 days of learning of any changes. Additionally, the bill requires DLLR to promptly send a copy of the initial registration and any subsequent updates to the appropriate county or municipality.

These changes expedite and streamline the notification process to ensure that local jurisdictions are in the best position to take action on foreclosed properties that may pose a danger to the community. The local jurisdictions would be spared the time-consuming task of periodically checking the site for updates and having to crosscheck street addresses with county borderlines. Instead, the information would be clearly and promptly provided to the appropriate county authority. It also creates a safeguard against inaccurate or outdated property information.

HB 78 creates a process for local officials to receive prompt and accurate notifications about foreclosed properties which allows them to take timely action in the interest of their communities. For these reasons, MACo urges a **FAVORABLE** report on HB 78.