



House Bill 1048

Residential Property – Notice of Foreclosure

MACo Position: **SUPPORT**

To: Environment and Transportation Committee

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From: Natasha Mehu

The Maryland Association of Counties (MACo) **SUPPORTS** HB 1048 as it authorizes local governments to obtain timely information about properties in their community entering foreclosure.

The Department of Labor, Licensing, and Regulation (DLLR) currently maintains a foreclosed property registry in which every residential property purchased at a foreclosure sale must be registered. While the registry is useful, the information it provides is limited to what is available at the point of sale, which is at the end of the foreclosure process. There is no statewide registry for properties entering the foreclosure process. This bill provides state and local governments a means of capturing that information.

HB 1048 requires individuals foreclosing on a property to file the order to docket or complaint to foreclose with the DLLR within seven days of filing them with the court. DLLR is required to maintain this information and authorized to provide it to local jurisdictions. Local jurisdictions may provide the information to neighboring property owners, condominium associations, and homeowner associations. It provides a means for state and local officials to have information about properties at a stage in the process that allows for early intervention.

This bill could prove very helpful to county governments seeking to better manage properties in transition. Government officials would be in the best position for taking action to help homeowners. This information can help facilitate code enforcement, property maintenance, nuisance abatement, law enforcement, and emergency and social support services. Residents sometimes vacate and abandon properties during the foreclosure process and those properties could become nuisance and safety challenges. HB 1048 would allow county officials to be aware of such properties as they transition through the foreclosure process.

HB 1048 creates a process for government officials to obtain information about properties entering foreclosure, which allows them to take timely action in the interest of their communities. For these reasons, MACo urges a **FAVORABLE** report on HB 1048.