



House Bill 1286

Residential Property – Foreclosed Property Registry – Notification to Local Jurisdictions

MACo Position: **SUPPORT**

To: Environment and Transportation Committee

Date: March 8, 2016

From: Natasha Mehu

The Maryland Association of Counties (MACo) **SUPPORTS** HB 1286 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 understand property transitions.

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 1286 would require that upon initial registration, DLLR record the county in which the property is located in addition to the property’s street address. It would also require the Department to promptly send an electronic copy of the initial registration to the appropriate official of the county or, upon request, to the 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. This also creates a safeguard against properties being overlooked or designated as being located in the wrong county.

HB 1286 creates a process for local jurisdictions to receive prompt notification of foreclosed properties which allows them to take prompt action in the interest of their communities. MACo urges a **FAVORABLE** report on HB 1286.