HOUSE BILL 78

N1, L6 8lr0503 CF SB 222

By: Delegate Holmes

Introduced and read first time: January 11, 2018 Assigned to: Environment and Transportation

Committee Report: Favorable

House action: Adopted

Read second time: February 14, 2018

CHAPTER

1 AN ACT concerning

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2 Foreclosed Property Registry – Updated Information – Notice to Local Governments

- FOR the purpose of requiring the Department of Labor, Licensing, and Regulation to establish procedures that require a foreclosure purchaser to submit to the Foreclosed Property Registry any change to certain information within a certain number of days after the change is known to the purchaser; requiring the Department to notify, by electronic means, certain authorized users from certain counties and municipal corporations on receipt through the Foreclosed Property Registry of an initial registration or a change to certain information; and generally relating to the Foreclosed Property Registry.
- 12 BY repealing and reenacting, with amendments,
- 13 Article Real Property
- 14 Section 14–126.1
- 15 Annotated Code of Maryland
- 16 (2015 Replacement Volume and 2017 Supplement)
- 17 (As enacted by Chapters 348 and 349 of the Acts of the General Assembly of 2017)
- 18 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
- 19 That the Laws of Maryland read as follows:

Article - Real Property

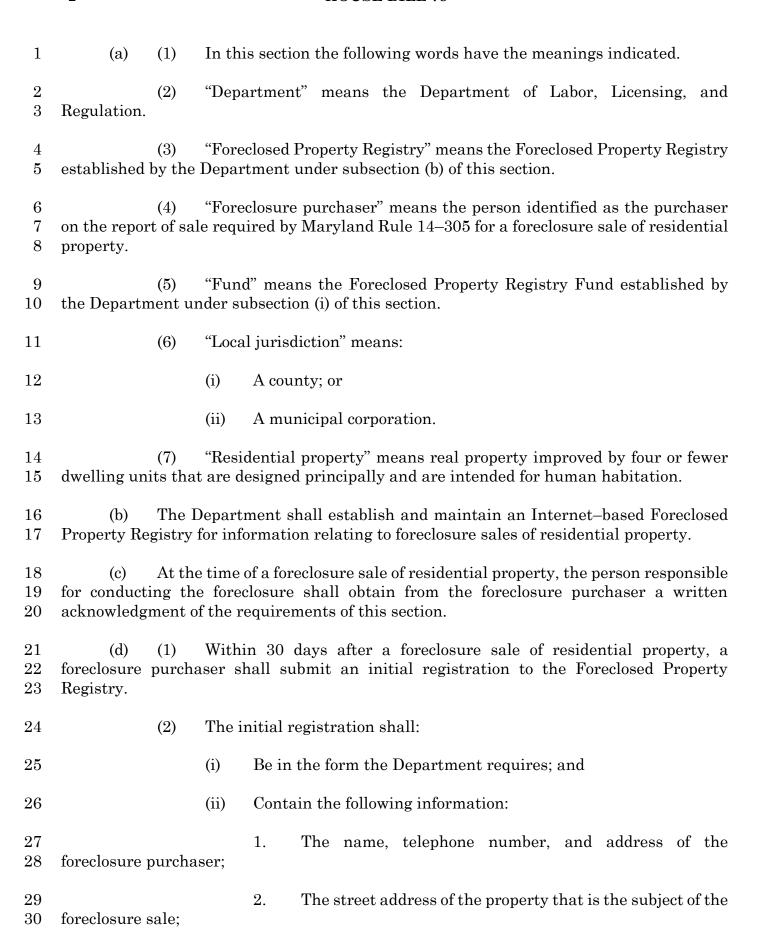
21 14–126.1.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

<u>Underlining</u> indicates amendments to bill.

Strike out indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1	3. The date of the foreclosure sale;			
2 3	4. Whether the property is a single–family or multifamily property;			
4 5 6	5. The name and address of the person, including a substitute purchaser, who is authorized to accept legal service for the foreclosure purchaser;			
7 8	6. To the best of the foreclosure purchaser's knowledge at the time of registration:			
9	A. Whether the residential property is vacant; and			
10 11	, 1			
12 13	7. Whether the foreclosure purchaser has possession of the property.			
14 15 16	has been recorded, the foreclosure purchaser shall submit a final registration to the			
17	(4) The final registration shall:			
18	(i) Be in the form the Department requires; and			
19 20	(ii) Contain the following information as of the date of final registration:			
21 22	1. The name, telephone number, and address of the owner on the deed;			
23	2. The date of the ratification of the sale; and			
24	3. The date the deed was recorded.			
25 26 27 28 29 30	(5) THE DEPARTMENT SHALL ESTABLISH PROCEDURES THAT REQUIRE A FORECLOSURE PURCHASER, AFTER SUBMITTING AN INITIAL REGISTRATION, TO SUBMIT TO THE FORECLOSED PROPERTY REGISTRY ANY CHANGE TO THE INFORMATION REQUIRED UNDER PARAGRAPH (2)(II)5 THROUGH 7 OF THIS SUBSECTION WITHIN 21 BUSINESS DAYS AFTER THE CHANGE IS KNOWN TO THE PURCHASER.			

jurisdiction intends to take: and

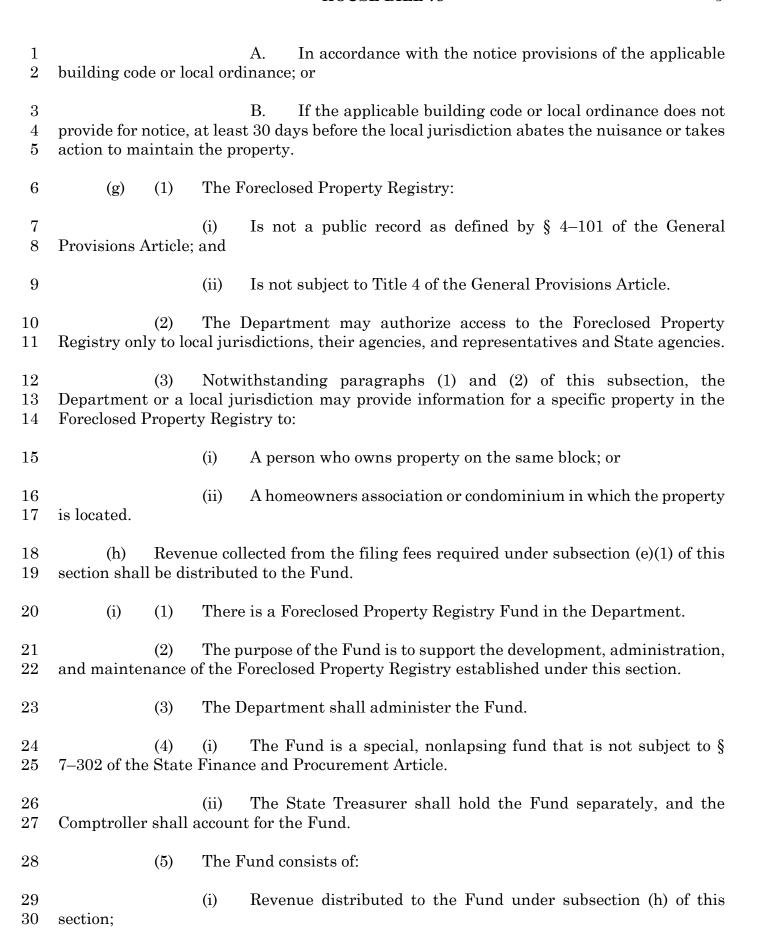
2.

Be provided:

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ON RECEIPT THROUGH THE FORECLOSED PROPERTY REGISTRY 1 **(6)** 2 OF AN INITIAL REGISTRATION OR ANY CHANGE SUBMITTED UNDER PARAGRAPH (5) 3 OF THIS SUBSECTION, THE DEPARTMENT SHALL PROMPTLY NOTIFY, BY 4 MEANS, AUTHORIZED USERS **FROM** ELECTRONIC THE COUNTY AND, APPROPRIATE, THE MUNICIPAL CORPORATION IN WHICH THE PROPERTY IS 5 6 LOCATED. 7 (e) (1) The filing fees for registering a residential property are: 8 (i) \$50 for an initial registration filed within the time period 9 required under subsection (d)(1) of this section; and 10 \$100 for an initial registration filed after the time period (ii) 11 required under subsection (d)(1) of this section. 12 There is no fee for a final registration. (2) 13 A filing fee paid under paragraph (1) of this subsection is (3)nonrefundable. 14 15 **(4)** A local jurisdiction may enact a local law that imposes a civil penalty for failure to register under this section in an amount not exceeding \$1,000. 16 17 Subject to paragraph (2) of this subsection, a local jurisdiction that, in 18 accordance with any applicable building code or local ordinance, abates a nuisance on a 19 residential property registered under this section or takes action to maintain a residential 20 property registered under this section may collect the cost associated with the abatement 21or other action as a charge included on the residential property's property tax bill. 22 The cost associated with an abatement or other action taken 23under paragraph (1) of this subsection may not be included as a charge on the residential 24property's property tax bill unless the local jurisdiction provides advance written notice in 25accordance with subparagraph (ii) of this paragraph to: 26 The person identified in the registry who is authorized to 27 accept legal service for the foreclosure purchaser; and 28 The person identified in the registry who is responsible for 29 the maintenance of the property. 30 The notice described in subparagraph (i) of this paragraph shall: (ii) 31 Describe the intended abatement or other action the local



L		(ii)	Investment earnings of the Fund;
2		(iii)	Money appropriated in the State budget to the Fund; and
} [of the Fund.	(iv)	Any other money from any other source accepted for the benefit
5	(6) same manner as of	(i) ther St	The State Treasurer shall invest the money of the Fund in the cate money may be invested.
7		(ii)	Any investment earnings of the Fund shall be paid into the Fund.
3	SECTION 2 October 1, 2018.	2. ANI	D BE IT FURTHER ENACTED, That this Act shall take effect
	Approved:		
			Governor.
			Speaker of the House of Delegates.
			President of the Senate.