



MSBA Bill Report 5A - Real Property

(2024.02.14)

February 14, 2024

[MD - HB1308 Real Property - Recordation of Instrument With False Information - Penalties and Actions to Quiet Title](#)

Last Action: Hearing 2/28 at 1:00 p.m. (February 10, 2024)

Primary Sponsor: Delegate William J. Wivell (R)

Scheduled Hearing:

Judiciary (House)

Date: February 28, 2024

Time: 1:00pm (EST)

Location: House Office Building, Room 100, Annapolis, MD

Summary:

Prohibiting a person from recording a deed or other instrument that the person knows contains false information; establishing a 3-year limitation on when a prosecution for a violation of the Act may be commenced; establishing a fine not to exceed \$500 for a violation of the Act; and authorizing a court to award certain costs and attorney's fees in an action to quiet title if the action or a defense to an action is based on the alleged recordation of a deed containing false information.

Statutes Amended:

14-607,

14-617,

3-104.2 Article - Real Property

5-106 Article - Courts and Judicial Proceedings

[MD - HB1316 Real Property Holding Over Expedited Hearing and Service of Summons for Active Duty Service Member](#)

Last Action: Hearing 2/28 at 1:00 p.m. (February 10, 2024)

Primary Sponsor: Delegate Brian Chisholm (R)

Scheduled Hearing:

Judiciary (House)

Date: February 28, 2024

Time: 1:00pm (EST)

Location: House Office Building, Room 100, Annapolis, MD

Summary:

Requiring a District Court to hold a hearing on a tenant holding over within 30 days after a landlord makes a complaint if the landlord or the landlord's spouse is on active duty with the United States military; and authorizing a licensed private detective agency to serve a summons if the constable or sheriff fails to serve the summons within 10 days after the summons is issued by the court.

Statutes Amended:

8-402 Article - Real Property

[MD - HB1321 Land Use - Southern Maryland Code Counties - Subdivision Regulations - Property Dedication and Fee](#)

Last Action: Text - First - Land Use - Southern Maryland Code Counties - Subdivision Regulations - Property Dedication and Fee (February 9, 2024)

Primary Sponsor: Charles County Delegation

Summary:

Authorizing a Southern Maryland code county to provide in the county's subdivision regulations for a dedication of real property for recreation, or the payment of a fee in lieu of dedication, to be used by the county for the purchase, development, and improvement of real property for recreational facilities.

Statutes Amended:

1-403 Article - Land Use

[MD - HB1324 Homestead Property Tax Credit - Eligible Properties - Alteration](#)

Last Action: Text - First - Homestead Property Tax Credit - Eligible Properties - Alteration (February 9, 2024)

Primary Sponsor: Delegate William J. Wivell (R)

Scheduled Hearing:

Ways and Means (House)

Date: March 5, 2024

Time: 1:00pm (EST)

Location: House Office Building, Room 130, Annapolis, MD

Summary:

Expanding eligibility for the homestead property tax credit to include additional residences.

Statutes Amended:

9-105 Article - Tax - Property

[MD - HB1348 Homestead Property Tax Credit - Calculation of Credit Percentage - Social Security Benefits](#)

Last Action: Text - First - Homestead Property Tax Credit - Calculation of Credit Percentage - Social Security Benefits (February 9, 2024)

Primary Sponsor: Delegate Jessica Feldmark (D)

Scheduled Hearing:

Ways and Means (House)

Date: March 5, 2024

Time: 1:00pm (EST)

Location: House Office Building, Room 130, Annapolis, MD

Summary:

Altering the calculation of the homestead property tax credit percentage if more than 50% of a homeowner's household income is composed of Social Security benefits.

Statutes Amended:

9-105 Article - Tax - Property

[MD - HB1349 Estates and Trusts - Elective Share of Surviving Spouse - Exclusion of Inherited Property](#)

Last Action: Hearing 3/07 at 1:00 p.m. (February 13, 2024)

Primary Sponsor: Delegate Steven J. Arentz (R)

Summary:

Excluding from a decedent's augmented estate the value of any property inherited by the decedent when calculating the estate from which a surviving spouse may elect to take a certain share.

Statutes Amended:

3-404 Article - Estates and Trusts

[MD - HB1364 Maryland-National Capital Park and Planning Commission - Montgomery County - People's Counsel for Land Use Planning PG/MC 112-24](#)

Last Action: Text - First - Maryland-National Capital Park and Planning Commission - Montgomery County - People's Counsel for Land Use Planning PG/MC 112-24 (February 9, 2024)

Primary Sponsor: Prince George's County Delegation and Montgomery County Delegation

Summary:

Requiring the County Executive of Montgomery County to appoint a People's Counsel for Land Use Planning to represent the public interest of county residents in land use proceedings, to ensure fairness to certain populations, and to ensure that a complete public record is established for certain proceedings; establishing the qualifications and responsibilities of the People's Counsel; prohibiting the People's Counsel from representing a private individual or group in certain proceedings; etc.

[MD - HB1397 Human Relations - Discrimination - Protected Characteristics](#)

Last Action: Text - First - Human Relations - Discrimination - Protected Characteristics (February 9, 2024)

Primary Sponsor: Delegate Gary Simmons (D)

Scheduled Hearing:

Economic Matters (House)

Date: March 6, 2024

Time: 1:00pm (EST)

Location: House Office Building, Room 230, Annapolis, MD

Summary:

Altering certain provisions of law prohibiting discrimination based on certain protected characteristics to include prohibitions on discrimination based on sexual orientation, gender identity, race, religious beliefs, marital status, and disability.

Cross-filed Bill: SB590

Statutes Amended:

10-304,

10-305,

2-207,

3-209 Article - Criminal Law

11-102,

12-113,

12-305,

12-503,

12-603,

12-702,

12-704 Article - Commercial Law

13-219,

19-101,

19-102,

19-103,

19-114,

19-115 Article - State Finance and Procurement

14-5F-10,

19-311 Article - Health Occupations

15-112,

27-910 Article - Insurance

16-204,

16-304 Article - Land Use

16-305 Article - Housing and Community Development

18-204,

7-507 Article - Public Utilities

19-408,

19-710,

19-725 Article - Health - General

23-605,

23-806,

6-104,
7-128 Article - Education
3-304,
3-307 Article - Labor and Employment
5-106,
8-102 Article - Courts and Judicial Proceedings
8-214 Article - Tax - Property
8-707 Article - Human Services
8A-801 Article - Real Property

MD - HB1399 Corporations and Associations - Resident Agent - Public Information

Last Action: Text - First - Corporations and Associations - Resident Agent - Public Information
(February 9, 2024)

Primary Sponsor: Delegate Anne R. Kaiser (D)

Scheduled Hearing:

Economic Matters (House)

Date: March 5, 2024

Time: 1:00pm (EST)

Location: House Office Building, Room 230, Annapolis, MD

Summary:

Requiring the State Department of Assessments and Taxation to include the name, physical mailing address, e-mail address, and phone number for the resident agent for each entity required to designate a resident agent as part of the publicly available information about the entity.

Statutes Amended:

1-208 Article - Corporations and Associations

MD - HB1408 Residential Property Assignment of Contracts of Sale Disclosure Requirements and Rescission

Last Action: Hearing 3/05 at 1:00 p.m. (February 12, 2024)

Primary Sponsor: Delegate Samuel I. Rosenberg (D)

Scheduled Hearing:

Environment and Transportation (House)

Date: March 5, 2024

Time: 1:00pm (EST)

Location: House Office Building, Room 250, Annapolis, MD

Summary:

Permitting a vendor and purchaser of residential property to rescind a contract of sale at any time before the distribution of trust money at closing if certain disclosures are not made and the contract is assigned to another person; and requiring an escrow agent to distribute trust money in a contract of sale for residential property to a party that rescinds the contract.

Statutes Amended:

10-714 Article - Real Property

MD - HB1419 Criminal Law - Deed Fraud - Prohibition and Deed Fraud Prevention Grant Fund

Last Action: Hearing 3/05 at 1:00 p.m. (February 13, 2024)

Primary Sponsor: Delegate Marlon Amprey (D)

Scheduled Hearing:

Judiciary (House)

Date: March 5, 2024

Time: 1:00pm (EST)

Location: House Office Building, Room 100, Annapolis, MD

Summary:

Prohibiting the intentional fraudulent sale, conveyance, or lease or attempted sale, conveyance, or lease of real property by a person who does not own the real property; prohibiting the acquisition, sale, or conveyance or the attempted acquisition, sale, or conveyance of real property by deception, intimidation, threat, or undue influence; requiring the Department of State Police to disaggregate certain data collected for the Uniform Crime Report; and establishing the Deed Fraud Prevention Grant Fund.

Statutes Amended:

2-307,

2-901, 2-902 Article - Public Safety

6-226 Article - State Finance and Procurement

8-601,

8-906 Article - Criminal Law

MD - HB1445 Landlord and Tenant - Actions for Possession - Service of Process by a Private Detective

Last Action: Hearing 2/28 at 1:00 p.m. (February 10, 2024)

Primary Sponsor: Delegate Stuart Michael Schmidt, Jr. (R)

Scheduled Hearing:

Judiciary (House)

Date: February 28, 2024

Time: 1:00pm (EST)

Location: House Office Building, Room 100, Annapolis, MD

Summary:

Authorizing service of process in an action to repossess leased residential property that also seeks a money judgment to be carried out by a private detective that is also otherwise authorized to serve process under the Maryland Rules.

Statutes Amended:

8-407 Article - Real Property

[MD - HB1452 Columbia Association - Lease Requirements and Governing Documents Ho. Co. 4-24](#)

Last Action: Text - First - Columbia Association - Lease Requirements and Governing Documents Ho. Co. 4-24 (February 9, 2024)

Primary Sponsor: Howard County Delegation

Summary:

Requiring a written lease for certain residential or commercial real property in Howard County to include information on the annual charge assessed by the Columbia Association and a description of certain rights and privileges under certain circumstances; requiring a landlord to provide a tenant with a copy of certain covenants and governing documents under certain circumstances; etc.

[MD - HB1454 Property Tax - Credit to Offset Increases in Local Tax Revenue](#)

Last Action: Text - First - Property Tax - Credit to Offset Increases in Local Tax Revenue (February 9, 2024)

Primary Sponsor: Delegate Vanessa E. Atterbeary (D)

Scheduled Hearing:

Ways and Means (House)

Date: February 27, 2024

Time: 1:00pm (EST)

Location: House Office Building, Room 130, Annapolis, MD

Summary:

Authorizing Baltimore City, a county, or a municipal corporation to grant the property tax credit to offset increases in local income tax revenues to the owner-occupied property of a homeowner for taxable years beginning after June 30, 2022, but before July 1, 2025, whether or not the homeowner has an application for the homestead property tax credit on file with the State Department of Assessments and Taxation, notwithstanding a certain provision of law.

Cross-filed Bill: SB340

Statutes Amended:

9-221 Article - Tax - Property

[MD - HB1457 Common Ownership Communities - Ombudsman Unit, Governing Document Database, and Local Commissions](#)

Last Action: Text - First - Common Ownership Communities - Ombudsman Unit, Governing Document Database, and Local Commissions (February 12, 2024)

Primary Sponsor: Delegate Marvin E. Holmes, Jr. (D)

Summary:

Establishing the Common Ownership Community Ombudsman Unit in the Division of Consumer Protection in the Office of the Attorney General to receive and respond to certain complaints; requiring common ownership communities to file certain documents with the Department of Housing and Community Development; requiring the Department to establish a database of governing documents accessible to the public; and establishing requirements for a local common ownership commission established by the local government of a county.

Statutes Amended:

11C-101 through 11C-114 Article - Real Property

13-207 Article - Commercial Law

2-304 Article - Housing and Community Development

[MD - HB1474 Maryland Cannabis Administration - Cannabis Licensing - Protests of Renewal](#)

Last Action: Text - First - Maryland Cannabis Administration - Cannabis Licensing - Protests of Renewal (February 14, 2024)

Primary Sponsor: Delegate Carl Jackson (D)

Summary:

Authorizing certain individuals who are residents, commercial tenants who are not holders of or applicants for a license, or real estate owners, and who are located within 1,000 feet of the licensed premises to file a protest with the Maryland Cannabis Administration against the renewal of a cannabis license; providing that a protest against a license renewal may be filed with the Administration by at least 10 individuals; and establishing standards and requirements for the Administration's consideration of a protest filed under the Act.

Cross-filed Bill: SB469

Statutes Amended:

36-411 Article - Alcoholic Beverages and Cannabis

[MD - HB1477 Baltimore County Property Taxes Authority to Set a Special Rate for Vacant and Abandoned Property](#)

Last Action: Text - First - Baltimore County Property Taxes Authority to Set a Special Rate for Vacant and Abandoned Property (February 14, 2024)

Primary Sponsor: Delegate Eric Ebersole (D)

Summary:

Authorizing the governing body of Baltimore County to set a special property tax rate for a vacant lot or improved property cited as vacant and unfit for habitation or other authorized use on a housing or building violation notice; and applying the Act to all taxable years beginning after June 30, 2024.

Cross-filed Bill: SB1119

Statutes Amended:

6-302 Article - Tax - Property

MD - SB1106 Annual Corrective Bill

Last Action: Text - First - Annual Corrective Bill (February 2, 2024)

Primary Sponsor: President

Summary:

Correcting certain errors or omissions in certain articles of the Annotated Code; clarifying language; correcting certain obsolete references; reorganizing certain sections of the Annotated Code; providing that this Act is not intended to affect any law other than to correct technical errors; and providing for the correction of certain errors and obsolete provisions by the publishers of the Annotated Code.

Statutes Amended:

10-1004,

5-1101 Article - Economic Development

10-103,

11-139.3,

11A-121,

3-401,

8A-1502 Article - Real Property

10-405,

10-607,

10-906,

4-1008,

8-1103,

8-2A-02,

8-2A-04,

8-408,

8-409,

8-712.1,

8-716 Article - Natural Resources

10-902,

16-303,
18-108,
19-502,
19-706.1,
20-1302,
21-101,
21-1215,
24-2302,
24-905,
2-505,
5-301 Article - Health - General

1-204,

1-702,
1-708,
2-329,
3-801,
3-8A-01,
3-8A-17.3,
3-8A-19 Article - Courts and Judicial Proceedings

13-1401,

4-111 Article - Criminal Law

13-903 Article - Transportation

13A-604,

3-201,
5-310 Article - Public Safety

14-12B-01 Article - Commercial Law

15-114,

18-1907,
4-201.1,
5-213,
5-223,
5-239,
5-303 Article - Education

15-302,

8-101,
8-503 Article - Health Occupations

17-101,
7-304 Article - Business Regulation

17-111,
17-202 Article - Estates and Trusts

19-106 Article - Insurance

20-206 Article - State Personnel and Pensions

2-106 Article - Tax - Property

2-1220 Article - State Government

25-204 Article - Local Government

3-101,
3-105,
3-106,
3-108,
3-109,
3-112,
3-114,
6-220 Article - Criminal Procedure

3-302 Article - State Finance and Procurement

3-413,
9-407 Article - Labor and Employment

4-305,
9-609.1 Article - Correctional Services

4-333 Article - General Provisions

5-101,
5-201,
9-1702,
9-204,
9-2501 Article - Environment

7-207.2,
7-704.1 Article - Public Utilities

[MD - SB1119 Baltimore County - Property Taxes - Authority to Set a Special Rate for Vacant and Abandoned Property](#)

Last Action: Text - First - Baltimore County - Property Taxes - Authority to Set a Special Rate for Vacant and Abandoned Property (February 12, 2024)

Primary Sponsor: Senator Charles E. Sydnor, III (D)

Summary:

Authorizing the governing body of Baltimore County to set a special property tax rate for a vacant lot or improved property cited as vacant and unfit for habitation or other authorized use on a housing or building violation notice.

Cross-filed Bill: HB1477

Statutes Amended:

6-302 Article - Tax - Property