

HOUSE BILL 796

N1

5lr2811
CF SB 566

By: **Delegates J. Long, Harris, Holmes, and Woods**

Introduced and read first time: January 29, 2025

Assigned to: Judiciary

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Filing Fee for Residential Mortgage Foreclosure – Increase**

3 FOR the purpose of increasing the filing fee required to accompany an order to docket or a
4 complaint to foreclose a mortgage or deed of trust on residential property by a certain
5 amount; and generally relating to foreclosure of residential property.

6 BY repealing and reenacting, with amendments,
7 Article – Real Property
8 Section 7–105.1(e)
9 Annotated Code of Maryland
10 (2023 Replacement Volume and 2024 Supplement)

11 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
12 That the Laws of Maryland read as follows:

13 **Article – Real Property**

14 7–105.1.

15 (e) An order to docket or a complaint to foreclose a mortgage or deed of trust on
16 residential property shall:

17 (1) Include:

18 (i) If applicable, the license number of:

19 1. The mortgage originator; and

20 2. The mortgage lender; and

21 (ii) An affidavit stating:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2025.