By: Delegate Jalisi

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Introduced and read first time: March 1, 2021 Assigned to: Rules and Executive Nominations

## A BILL ENTITLED

## 1 AN ACT concerning

## Nonfederal Residential Mortgage Loans – Forbearance During a State of Emergency and Catastrophic Health Emergency for COVID-19

FOR the purpose of requiring, not less than a certain number of days before sending a certain notice, a nonfederal mortgage lender or servicer of residential property to notify a borrower of the borrower's right to request a forbearance under certain circumstances; authorizing a borrower to request a forbearance within a certain number of days after receiving a certain notice; requiring, under certain circumstances, a nonfederal mortgage lender or servicer of residential property to grant a forbearance in a certain manner, suspend certain fees, penalties, and interest, and defer certain payments until the end of the mortgage loan term; prohibiting a nonfederal mortgage lender or servicer from requiring a borrower to provide certain information and from assessing certain fees, penalties, and interest; authorizing a borrower to request an extension of the forbearance period under certain circumstances; authorizing a nonfederal mortgage lender or servicer of residential property to grant a certain extension for a certain number of days; making this Act an emergency measure; providing for the termination of this Act; and generally relating to forbearances of nonfederal residential mortgage loans during the state of emergency and catastrophic health emergency caused by the COVID-19 pandemic.

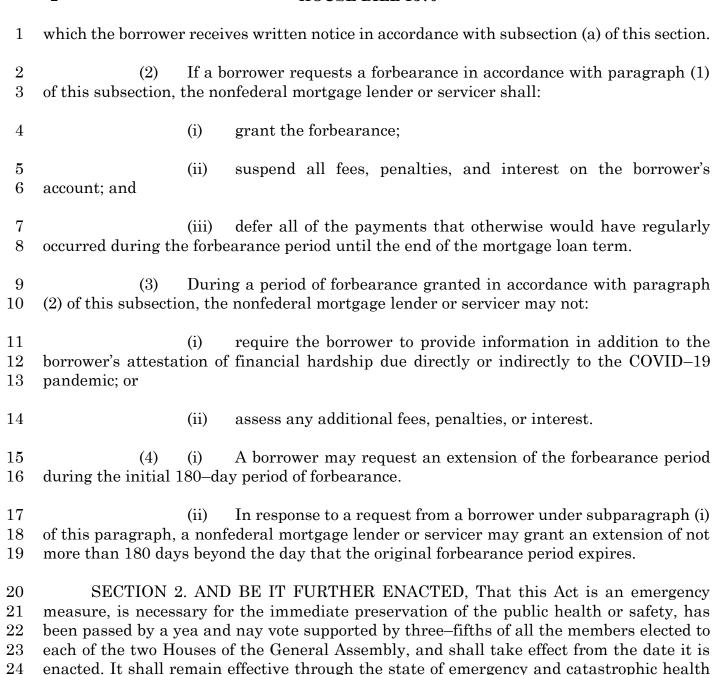
SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That:

- (a) Not less than 60 days before sending a notice of intent to foreclose, a nonfederal mortgage lender or servicer of residential property shall notify the borrower in writing that, if the borrower is experiencing financial hardship due directly or indirectly to the COVID–19 pandemic, the borrower may request a forbearance of not more than 180 days, regardless of delinquency status.
  - (b) (1) A borrower may request a forbearance within 90 days after the date on

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emergency due to the COVID-19 pandemic, and, at the termination of the state of

emergency and catastrophic health emergency, this Act, with no further action required by

the General Assembly, shall be abrogated and of no further force and effect.