

MD LAND TITLE ASSOCIATION

Weekly Report
Law Office of J. William Pitcher
February 23, 2019

GENERAL:

The good, the bad and the ugly news about the 2019 Session - The Good news is we have reached the halfway mark., and only 2400 Bills and Resolutions have been introduced to date. Very few additional bills are expected, so the volume this year is nearly 20% less than the past few years' average. The Bad news - because this is the first year of a new 4 year term, very few Bills were pre-filed before Session began, so the bulk of them have still not had initial hearings, which will cause a crush of hearings to be scheduled over the next few weeks before the cross-over date, leading to prolonged and late night hearings, frayed nerves and less attention to details that are often crucial. The Ugly – there is a growing Democrat “Resistance” to Gov. Hogan movement, particularly among some of the freshmen, and similar to what we have been seeing in D.C. Some important confirmations, which have traditionally been non-partisan, have been held up or denied and other initiatives are not being handled with the normal courtesy and decorum we have seen in the past.

UPCOMING DATES OF INTEREST:

March 4th - Final date for introduction of bills without suspension of Rules.

18th - Opposite Chamber **Bill Crossover Date** - Each Chamber to send to the other Chamber those bills it intends to pass favorably. Opposite Chamber bills received after this date referred to Rules Committees.

April 1st —Budget bill to be passed by both Chambers

8th - 90th Day - **ADJOURNMENT “SINE DIE”**

ACTIVITY THIS PAST WEEK

A hearing on our prime bill this Session, SB 678-Notoial Acts, was held in the Senate Judicial Proceedings Committee on Feb. 19th. Senator J.B. Jennings, our sponsor gave a very good overview of what the bill does and why it is necessary to pass it. Jim Reimer from the American Bar Association testified that he has worked on the issue all over the country and that this bill is the best of any yet introduced. I then introduced our MLTA panel of witnesses including

President Bill O'Connell, who also testified for the State Bar Association Real Property Section, and Michael Ridgeway, President of Community Closing Network. Were asked very few questions. A series of other witnesses testified in favor of the bill from the MD Realtors Association, the MD Bankers Assoc., the MD Mortgage Bankers Assoc. and Notorize.Com. Now that the hearing has been held, we ask all of our members to call or write to their State Senator and ask for their favorable vote on **SB 678**.

On behalf of MLTA, I have been having discussions with the members and the Chairman of the Real Property sub-committee of the House Environment & Transportation Committee to weigh in on the numerous bills pending before them and our suggested amendments.

*Below is a **status report** on some of the more important bills introduced thus far which may be of interest to you. I will update you immediately if there are any changes to the status, for instance when a committee hearing or vote is scheduled. Each week our report will include the status and any new bills introduced. Please let me know if any of them are of particular interest and if you want to weigh in on them, for instance by writing a letter, sending written or oral testimony, or if you want me to testify at the hearing.*

If you want to view and read a bill, click on the bill number in the left column. That will take you to the full status page on the MD Legislative website. If you then click on the bill number, it will come up in pdf format. Call anytime to discuss.

MLTA Bill Status

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Number / Chapter (Cross File / Chapter) Total: 32	Title	Primary Sponsor	Status	Original House Committee(s) and Hearing Dates	Opposite House Committee(s) and Hearing Dates
HB0068 (SB0379)	Real Property - Maryland Condominium Act - Powers of Council of Unit Owners	Delegate Holmes	Hearing 2/05 at 1:30 p.m.	Environment and Transportation 2/5/2019 - 1:30 p.m.	
HB0099 (SB0192)	Estates and Trusts - Elective Share of Surviving Spouse	Delegate Dumais	Third Reading Passed (141-0)	Health and Government Operations 2/5/2019 - 2:00 p.m.	
HB0107	Real Property - Residential Property Foreclosure Procedures	Chair, Environment and Transportation Committee	First Reading Judicial Proceedings	Environment and Transportation 2/5/2019 - 1:30 p.m.	Judicial Proceedings
HB0222	Real Property - Residential Real Estate Transactions - Escrow Agents	Delegate Holmes	Favorable with Amendments Report by Environment and Transportation	Environment and Transportation 2/12/2019 - 1:00 p.m.	
HB0250 (SB0374)	Real Property - Maryland Condominium Act - Priority of Liens	Delegate Stewart	Hearing 2/12 at 1:00 p.m.	Environment and Transportation 2/12/2019 - 1:00 p.m.	

<u>HB0264</u>	Homestead Property Tax Credit - Calculation of Credit for Dwelling Purchased by First-Time Homebuyer	<u>Delegate Long</u>	Hearing 2/12 at 1:00 p.m.	<u>Ways and Means</u> 2/12/2019 - 1:00 p.m.
<u>HB0396</u>	Property Tax - Optional Installment Payment Schedule	<u>Delegate Carr</u>	Hearing 2/12 at 1:00 p.m.	<u>Ways and Means</u> 2/12/2019 - 1:00 p.m.
<u>HB0425</u>	Civil Actions - Unfair, Abusive, or Deceptive Trade Practices by Mortgage Servicer - Statute of Limitations	<u>Delegate Sydnor</u>	Hearing 2/13 at 1:00 p.m.	<u>Judiciary</u> 2/13/2019 - 1:00 p.m.
<u>HB0497</u>	Real Property - Sales of Mobile Home Parks - Notice Requirements	<u>Delegate Sample- Hughes</u>	Favorable with Amendments Report by Environment and Transportatio n	<u>Environment and Transportatio n</u> 2/19/2019 - 1:00 p.m.
<u>HB0557</u> (<u>SB0509</u>)	Property Tax - In Rem Foreclosure and Sale - Vacant and Abandoned Property	<u>Delegate Holmes</u>	Hearing 2/19 at 1:00 p.m.	<u>Ways and Means</u> 2/19/2019 - 1:00 p.m.
<u>HB0593</u> (<u>SB0485</u>)	Maryland Collection Agency Licensing Act - Definitions and	<u>Speaker</u>	Hearing 2/20 at 1:00 p.m.	<u>Economic Matters</u> 2/20/2019 - 1:00 p.m.

	Legislative Intent			
HB0753 (SB0956)	Real Property - Ground Leases - Past Due Ground Rent	Delegate Holmes	Hearing 3/05 at 1:00 p.m.	Environment and Transportation 3/5/2019 - 1:00 p.m.
HB1277	Real Property - Mortgages and Deeds of Trust - Foreclosure Actions	Delegate Sydnor	Hearing 3/08 at 1:00 p.m.	Environment and Transportation 3/8/2019 - 1:00 p.m.
SB0025	Real Property - Conservation Easements, Covenants, Restrictions, and Conditions - Recording Notice	Chair, Judicial Proceedings Committee	First Reading Environment and Transportation	Judicial Proceedings 1/22/2019 - 1:00 p.m. Environment and Transportation
SB0026	State Department of Assessments and Taxation - Expedited Document Processing	Chair, Judicial Proceedings Committee	Reassigned to Economic Matters	Judicial Proceedings 1/22/2019 - 1:00 p.m. Economic Matters
SB0096 (HB0161)	Baltimore City - Tax Sales of Real Property - Water Liens (Water Taxpayer Protection Act of 2019)	Senator Washington	Hearing 1/30 at 2:00 p.m.	Budget and Taxation 1/30/2019 - 2:00 p.m.
SB0122 (HB0160)	Property Tax Credits - Real Property Used for Robotics Programs	Senator Guzzone	First Reading Ways and Means	Budget and Taxation 1/30/2019 - 2:00 p.m. Ways and Means

SB0136	Corporations - Corporate Records and Electronic Transmission	Senator Waldstreiche r	First Reading Economic Matters	Judicial Proceedings 1/30/2019 - 2:00 p.m.	Economic Matters
SB0255 (HB1302)	Abandoned Property in Possession of a Museum	Senator Hayes	Hearing 2/13 at 12:00 p.m.	Judicial Proceedings 2/13/2019 - 12:00 p.m.	
SB0374 (HB0250)	Real Property - Maryland Condominium Act - Priority of Liens	Senator Washington	Hearing 2/19 at 12:00 p.m.	Judicial Proceedings 2/19/2019 - 12:00 p.m.	
SB0379 (HB0068)	Real Property - Maryland Condominium Act - Powers of Council of Unit Owners	Senator Kelley	Hearing 2/19 at 12:00 p.m.	Judicial Proceedings 2/19/2019 - 12:00 p.m.	
SB0380 (HB0069)	Real Property - Maryland Condominium Act - Implied Warranties From Developers	Senator Kelley	Hearing 2/19 at 12:00 p.m.	Judicial Proceedings 2/19/2019 - 12:00 p.m.	
SB0484	Tax Liens - Expiration	Senator Ferguson	Hearing 2/20 at 1:00 p.m.	Budget and Taxation 2/20/2019 - 1:00 p.m.	
SB0485 (HB0593)	Maryland Collection Agency Licensing Act - Definitions and Legislative Intent	President	Hearing 3/12 at 1:00 p.m.	Finance 3/12/2019 - 1:00 p.m.	
SB0509 (HB0557)	Property Tax - In Rem Foreclosure and Sale - Vacant and	Senator Eckardt	Hearing 2/20 at 1:00 p.m.	Budget and Taxation 2/20/2019 - 1:00 p.m.	

<u>SB0678</u>	Abandoned Property State Government - Notarial Acts and Notaries Public	<u>Senator Jennings</u>	Hearing 2/19 at 12:00 p.m.	<u>Judicial Proceedings</u> 2/19/2019 - 12:00 p.m.
<u>SB0721</u> (<u>HB0737</u>)	Real Property - Common Ownership Communities - Registration	<u>Senator Benson</u>	Hearing 2/28 at 12:00 p.m.	<u>Judicial Proceedings</u> 2/28/2019 - 12:00 p.m.
<u>SB0725</u> (<u>HB1292</u>)	Tax Sales - Reimburseme nt for Expenses	<u>Senator Guzzone</u>	Hearing 3/06 at 1:00 p.m.	<u>Budget and Taxation</u> 3/6/2019 - 1:00 p.m.
<u>SB0822</u>	Real Property - Installation and Use of Electric Vehicle Recharging Equipment	<u>Senator Lam</u>	Hearing 2/28 at 12:00 p.m.	<u>Judicial Proceedings</u> 2/28/2019 - 12:00 p.m.
<u>SB0956</u> (<u>HB0753</u>)	Real Property - Ground Leases - Past Due Ground Rent	<u>Senator Washington</u>	Rereferred to Judicial Proceedings	<u>Judicial Proceedings</u>
<u>SB0978</u>	Real Property - Agricultural Land Preservation Easements - Separate Parcels	<u>Senator Serafini</u>	Rereferred to Judicial Proceedings	<u>Judicial Proceedings</u>
<u>SB0980</u>	Real Property - Recordation of Deeds - Assignments of Rents and Assignments of Leases for Security Purposes	<u>Senator West</u>	Rereferred to Judicial Proceedings	<u>Judicial Proceedings</u>