

MD LAND TITLE ASSOCIATION

Weekly Report
Law Office of J. William Pitcher

March 2, 2019

GENERAL:

This is my 40th Regular Session, either on Staff or as a contract lobbyist, and except for the Special Session dealing with the Savings & Loan Crisis in the late '80's, this is the strangest one yet. This past week was chock full of unprecedented actions: The Senate rejected all three of the Governor's nominees to an oversight Board; Senator Ben Kramer, in the midst of a battle with Comptroller Franchot over Alcohol regulation, publicly accused him of corruption, resulting in Franchot filing an official Ethics violation charge with the State Ethics Commission against Kramer; then when over 600 witnesses signed up opposed to a list of gun control bills being heard Monday by the Judiciary Committee, the whole Committee was excused from attending the evening Session, and continued the hearings until 4 am Tuesday; but the saddest event of the week was Thursday when the House held a special session to censure Del. Mary Ann Lisanti for hate speech – she was overheard in a late-night conversation in a local Bar utter the N-word. The Speaker removed her from the chairmanship of her sub-committee and kicked her off of the Economic Matters Committee. Even though the Delegate is now in purgatory with no committee assignment, and is ostracized by most of her colleagues, she has refused to resign from the House. The second half of this Session has come in like a lion; let us hope it will go out like a lamb.

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

There has been no vote yet on our prime bill this Session, **SB 678-Notoial Acts**, since the hearing 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

Created on: 3/2/2019 1:06:18 PM

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	First Reading Judicial Proceedings	Health and Government Operations 2/5/2019 - 2:00 p.m.	Judicial Proceedings
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	Passed House with our amendments -First Reading Judicial Proceedings	Environment and Transportation 2/12/2019 - 1:00 p.m.	Judicial Proceedings
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>	Favorable with Amendments Report by Ways and Means	<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>	First Reading Judicial Proceedings	<u>Environment and Transportatio n</u> <u>Judicial Proceedings</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 and Transportation 1/22/2019 - 1:00 p.m. Environment and Transportation
SB0026	State Department of Assessments and Taxation - Expedited Document Processing	Chair, Judicial Proceedings Committee	Hearing 3/20 at 1:00 p.m.	Judicial Proceedings 1/22/2019 - 1:00 p.m. Economic Matters 3/20/2019 - 1:00 p.m.
SB0096 (HB0161)	Baltimore City - Tax Sales of Real Property - Water Liens (Water Taxpayer Protection Act of 2019)	Senator Washington	Recommitted to Budget and Taxation (Senator Ferguson)	Budget and Taxation
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	Hearing 3/20 at 1:00 p.m.	Judicial Proceedings 1/30/2019 - 2:00 p.m.	Economic Matters 3/20/2019 - 1:00 p.m.
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.	

SB0678	Abandoned Property State Government - Notarial Acts and Notaries Public	Senator Jennings	Hearing 2/19 at 12:00 p.m.	Judicial Proceedings 2/19/2019 - 12:00 p.m.
SB0721 (HB0737)	Real Property - Common Ownership Communities - Registration	Senator Benson	Hearing 2/28 at 12:00 p.m.	Judicial Proceedings 2/28/2019 - 12:00 p.m.
SB0725 (HB1292)	Tax Sales - Reimburseme nt for Expenses	Senator Guzzone	Hearing 3/08 at 1:00 p.m.	Budget and Taxation 3/8/2019 - 1:00 p.m.
SB0822	Real Property - Installation and Use of Electric Vehicle Recharging Equipment	Senator Lam	Hearing canceled	Judicial Proceedings
SB0956 (HB0753)	Real Property - Ground Leases - Past Due Ground Rent	Senator Washington	Hearing 3/13 at 12:00 p.m.	Judicial Proceedings 3/13/2019 - 12:00 p.m.
SB0978	Real Property - Agricultural Land Preservation Easements - Separate Parcels	Senator Serafini	Hearing 3/13 at 12:00 p.m.	Judicial Proceedings 3/13/2019 - 12:00 p.m.
SB0980	Real Property - Recordation of Deeds - Assignments of Rents and Assignments of Leases for Security Purposes	Senator West	Hearing 3/13 at 12:00 p.m.	Judicial Proceedings 3/13/2019 - 12:00 p.m.