

# SENATE BILL 835

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CF 5l2903

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By: **Senator Muse**

Introduced and read first time: February 23, 2015

Assigned to: Rules

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## A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Foreclosure Moratorium and Study**  
3 **(Foreclosure Relief Act of 2015)**

4 FOR the purpose of prohibiting a lender from maintaining an action to foreclose a mortgage  
5 or deed of trust on residential property in the State for a certain period of time;  
6 requiring the Office of the Attorney General to study, evaluate, and make  
7 recommendations regarding certain foreclosure alternatives and report its findings  
8 to the General Assembly on or before a certain date; providing for the termination of  
9 certain provisions of this Act; and generally relating to foreclosures.

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

12 (a) In this section, “residential property” means real property improved by four or  
13 fewer single-family dwelling units that are designed principally and are intended for  
14 human habitation.

15 (b) A lender may not maintain an action to foreclose a mortgage or deed of trust  
16 on residential property in the State.

17 SECTION 2. AND BE IT FURTHER ENACTED, That:

18 (a) The Office of the Attorney General shall:

19 (1) study the foreclosure alternatives currently available to Maryland  
20 homeowners, including:

21 (i) loan modification or forbearance;

22 (ii) loan repayment plans;

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (iii) refinancing; and

2 (iv) deeds in lieu of foreclosure;

3 (2) evaluate the effectiveness of the foreclosure alternatives currently  
4 available to Maryland homeowners; and

5 (3) make recommendations on how to improve the use of foreclosure  
6 alternatives to avoid foreclosure sales of residential property in Maryland.

7 (b) On or before January 1, 2016, the Office of the Attorney General shall report  
8 to the General Assembly, in accordance with § 2-1246 of the State Government Article, on  
9 its findings under subsection (a) of this section.

10 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect June  
11 1, 2015. Section 1 of this Act shall remain effective for a period of 9 months and, at the end  
12 of February 29, 2016, with no further action required by the General Assembly, Section 1  
13 of this Act shall be abrogated and of no further force and effect. Section 2 of this Act shall  
14 remain effective for a period of 1 year and 1 month and, at the end of June 30, 2016, with  
15 no further action required by the General Assembly, Section 2 of this Act shall be abrogated  
16 and of no further force and effect.