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**To:** Members of The Environment & Transportation Committee

**From:** William A. O'Connell, Chair, Legislative Committee, Real Property Section

**Date:** February 19, 2021

**Subject:** **HB 1095** – Real Property – Residential Contract of Sale – Buyer Identification

**Position:** **Opposed**

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The Maryland State Bar Association (MSBA) Real Property Section **opposes House Bill 1095** Real Property – Residential Contract of Sale – Buyer Identification. The bill seeks to hide the identity of a residential real estate buyer from the seller.

We do not understand why this bill is necessary. Most sellers want to know the identity of their buyers, and they have legitimate business reasons to know with whom they are dealing. In addition, this bill is an invitation for fraud. As a technical matter, the provision in the bill are unworkable and it should have been introduced as an amendment to Real Property Article §14-117.

For these reasons, the MSBA Real Property Section **opposes House Bill 1095** and ask for an **unfavorable report** unless amended to remove the tax increases.

Thank you for your consideration. Please do not hesitate to contact me at (443) 741-4536 or [waoconnell@firstam.com](mailto:waoconnell@firstam.com).

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