



Connecting Individuals and Families who need Civil Legal Services with Volunteer Attorneys and Community Resources

BOARD OF DIRECTORS

Timothy Abeska, Esq.
Holland Brownley, Esq.
Rebecca Burner
Sarah Dahl, Esq.
Rosemary Ramsey Granillo
Tawes Harper
Hillary Lindeman
James McComb
Dr. Clinton Pettus
Anthony Rodriguez, Esq.
Judith Showalter, Esq.
Michael Starling
Ruth Thomas
Samantha Bowers Welte
Doncella Wilson

EXECUTIVE DIRECTOR

Meredith L. Girard, Esq.

499 Idlewild Avenue, Suite 102
EASTON, MARYLAND 21601
PHONE: 410-690-8128
FAX: 443-385-0210

601-B Naylor Mill Road
SALISBURY, MD 21802
PHONE: 410.690.8128

WWW.MIDSHOREPROBONO.ORG

HB 205: Real Property – Transfer to Heir – Exemption from Prepayment

HEARING BEFORE THE HOUSE WAYS AND MEANS COMMITTEE FEBRUARY 7, 2023

POSITION: SUPPORT

Mid-Shore Pro Bono (MSPB) recommends a favorable report for HB205. This bill would significantly reduce the barriers heirs to property with limited financial means to be able to receive property intended to be transferred to them. This measure would provide a vital tool enabling heirs to keep property in their family, prevent homelessness, and support intergenerational transfer of wealth, and help avoid future heirs property title issues.

MSPB is a Maryland nonprofit that connects people on the Eastern Shore with limited financial means to legal representation and essential community resources. Each year, MSPB helps over 3,000 people in our community access the legal system when they would otherwise be shut out. Our network of volunteer lawyers provides free legal services for elder law, family law, landlord/tenant, foreclosure, and consumer debt. These services help families gain financial and housing stability and create safe, secure homes for children.

MSPB assists about 500 clients a year with elder law issues, including life planning documents (will, power of attorney, and advance medical directive) and deeds. Many of our clients are seeking solutions to make sure that their homes, frequently shared with children and other family members, are passed on to their loved ones. Too often, people intend to leave their house to their family, but their heirs face insurmountable barriers, especially lack of resources to navigate the estate administration process. When people have tools available to help them take care of transferring assets such as property, they are empowered to ensure that assets pass from one generation to the next.

For these reasons, Mid-Shore Pro Bono urges the Committee's support for HB205. If you have any questions regarding our position on this bill, please contact Meredith Lathbury Girard, Esq., executive director, at 410-690-8128 or mgirard@midshoreprobono.org.