



Maryland General Assembly – 2024 Regular Session

MARYLAND MORTGAGE BANKERS & BROKERS ASSOCIATION

END-OF-SESSION LEGISLATIVE REPORT

END OF SESSION LEGISLATIVE ACTIVITY REPORT: The 446th Session of the Maryland General Assembly convened on **Wednesday, January 10th, 2024**, and adjourned “Sine Die” at midnight on **Monday, April 8th, 2024**. “Sine Die” is Latin for “the end”.

FINAL LEGISLATIVE ACTION. This End-of-Session Legislative Activity Report reflects the final disposition of legislative measures that impacted the Maryland Mortgage Bankers and Brokers Association (MMBBA), its membership, and the general mortgage business community in the State.

On the 30th day after presentment of enacted legislation or not later than **Tuesday, May 28th, 2024**, the Governor must sign or veto each measure. All bills signed into law by the Governor become effective on the specified date in the legislation. Numerous public bill signings will be scheduled over the next month and a half. Accordingly, this End-of Session report only details legislation enacted by both Houses of the Maryland General Assembly. **A subsequent Final Action Report on appropriate measures signed into law by the Governor will be issued in June 2024 containing the Chapter numbers and any vetoes.**

LOBBYISTS INTERACTIONS. One of the most crucial aspects of lobbying legislative members is securing face time with policymakers. These interactions can be as much, if not more important, than the actual work going on in the Committees and testimony being submitted. The best form of communication with legislators is in-person interaction, however, it is just as important to be able to contact them through e-mails, cell telephone calls, and text messaging. A tremendous amount of time was expended during the Session lobbying legislative leadership, Committee Chairs, members, and staff of both the Senate and House on behalf of MMBBA.

2024 SESSION SCORECARD. During this Session, **3,478 separate legislative initiatives** were considered by the 188-member Legislature. There were **1,192** Senate bills and resolutions and **1,534** House bills and resolutions introduced, while **893** were cross-filed in both chambers. **187** bills were introduced in previous years. A total of **752** legislative bond initiatives were introduced.

NEXT REGULAR SESSION: Notwithstanding for a call for an interim Special Session, the General Assembly’s 90-day Session will reconvene next year in Regular Session on **Wednesday, January 8, 2025** and Sine Die on **Monday, April 7, 2025.**



LEGISLATIVE ISSUES OF PRIORITY INTEREST TO THE MMBBA

The 2024 Session was particularly successful and productive for the MMBBA in its support of legislation of benefit to the mortgage banking community and in its efforts to defeat passage of legislation opposed by the MMBBA membership. The MMBBA Legislative Committee, co-chaired by Tim Gough, Rich Green and Brendan McKay, and supported by Ernie Grue, in conjunction with the MMBBA lobbyist Dennis F. Rasmussen and his firm, were able to work with each of the respective legislative committee members in successfully advocating the MMBBA positions regarding all introduced legislation tracked and monitored.

In conjunction with the weekly conference calls coordinated by the MMBBA Legislative Committee, The Rasmussen Group identified, monitored, and provided advocacy services regarding 72 legislative measures that generally were identified to be of interest to the MMBBA's Legislative Committee; some were cross-filed. Of the 72 bills: 35 were introduced in the House; 37 in the Senate. MMBBA offered either written or oral testimony on 27 bills of interest. MMBBA Co-Chairs offered "Favorable" testimony on 13 bills; 6 bills with "Favorable with Amendment" testimony, and 8 bills with "Unfavorable" testimony.

Individually, the House bills were primarily referred to the Economic Matters Committee and a few to the Judiciary, Ways and Means, and Environment and Transportation Committees. The Senate bills were primarily referred to the Finance Committee, Judicial Proceedings, Education, Energy & Environment Committee, with others to the Budget & Taxation Committee.

Bills covering a plethora of topical subject matter were all debated in some form during the 2024 Regular Session. The subject matter included but was not limited to verification of ability to repay, financial literacy for all act, clean energy equipment, homestead property tax credit, residential foreclosures, true lender act, HOA reserve accounts, local good cause termination provisions, advertising violations, transfer tax, contract liens, community benefit plan act, title report requirements, contracts of sale, Maryland condo act, disabled veterans tax credit, residential leases, recordation, access to counsel, etc.



**MARYLAND MORTGAGE BANKERS
AND BROKERS ASSOCIATION**
Maryland General Assembly – Regular Session
2024 END-OF-SESSION LEGISLATIVE REPORT



What follows is a brief overview of several priority legislative issues potentially impacting Maryland's mortgage industry, the position taken by MMBBA, and their status at Session's end.

HB0223 – Commercial Law – Mortgage Loans – Verification of Ability to Repay. This bill would have brought Maryland in line with Federal Ability-to-Repay regulations and would have given the State's underserved communities the same homeownership opportunities as 43 other States and would have exempted mortgage loans made by Community Development Financial Institutions (CDFIs) from requirements to verify a borrower's ability to repay the loan. Maryland does not have this same exemption because Maryland enacted Ability-to-Repay rules before the Federal Government (2010 vs. 2013).

MMBBA Position: **FAVORABLE WITH AN AMENDMENTS to include mortgages in Maryland made under CL Title 12, Subtitle 1, which is where a majority of first mortgages originate.**

Status: **HB0223 passed the House unamended on third reading by a vote of 110-28. The bill was voted (9-2) out of the Senate Finance Committee with an amendment. Senators West, Bailey, Rosapepe and Hayes separately motioned on the floor to special order the bill where it ultimately failed.**

HB0063/SB0006 – Property Tax – Credit for Dwelling House of Disabled Veterans – Alterations. These bills alter the eligibility criteria for a local option property tax credit for the dwelling house of specified disabled veterans to include individuals who have been declared by the U.S. Department of Veterans Affairs to have a nonpermanent service-connected disability of 100% that results from blindness or any other disabling cause that was not caused or incurred by misconduct. Local governments, however, are authorized to limit eligibility for the property tax credit to the existing criteria established under current law. A veteran who qualifies for a specified property tax exemption is not eligible to receive the property tax credit. The bill takes effect June 1, 2024, and applies to taxable years beginning after June 30, 2024.

MMBBA Position: **FAVORABLE**

Status: **Both HB0063 and SB0006 were returned passed. Awaiting the Governor's signature or veto.**

HB0254 – Commercial Law – Credit Regulation – Predatory Loan Prevention (True Lender Act). This bill prohibits a person from engaging in certain activities to evade requirements relating to lending (or the extension of credit) under Maryland law. Further, the bill establishes that a person is a lender (subject to Maryland law) under specified conditions or if the totality of circumstances otherwise indicates that the person is the lender and the transaction is structured to evade the requirements of the applicable Maryland law, as specified.

MMBBA Position: **FAVORABLE**

Status: **HB0254 failed after a hearing in the House Economic Matters Committee.**



**MARYLAND MORTGAGE BANKERS
AND BROKERS ASSOCIATION**

**Maryland General Assembly – Regular Session
2024 END-OF-SESSION LEGISLATIVE REPORT**



HB0281/SB1157 – Cooperative Housing Corporations, Condominiums, and Homeowners Associations – Funding of Reserve Accounts. These bills require specified funds for the reserve account of a cooperative housing corporation, residential condominium, or homeowners association (HOA) to be deposited on or before the last day of each fiscal year. The bills extend, from three years to five years, the amount of time after an initial reserve study that such entities have to attain the annual reserve funding level as recommended in the study. In addition, the bills explicitly requires HOAs and residential condominiums to review the reserve study annually for accuracy.

MMBBA Position: **FAVORABLE.**

Status: **HB0281 passed the House with a 103-33 vote, but died in the Senate Judicial Proceedings Committee after a public hearing. SB1157 was filed late and referred to the Senate Judicial Proceedings Committee where it died.**

HB0520/SB0461 – State Real Estate Commission – Complaints – Advertising Violations. These bills establish that a complaint filed with the State Real Estate Commission alleging an advertising violation may be made anonymously and not under oath (but must be accompanied by documentary or other evidence).

MMBBA Position: **FAVORABLE.**

Status: **Both HB0520 and SB0461 were RETURNED PASSED. The Governor signed both bills and they became law as Chapters 333 and 334, respectively.**

HB0697/SB1169 – Real Estate Brokers – Commercial Transactions – Buyer's Rights. These bills require each real estate contract submitted to a party by a real estate broker, a nonresident real estate broker, an associate real estate broker, a real estate salesperson, or a nonresident real estate salesperson for use in the sale of a commercial real estate to contain, in bold-faced type, a statement that the buyer has the right to select the buyer's own (1) title insurance company; (2) settlement company; (3) escrow company; or (4) title lawyer. The required statement must also contain, in bold-faced type, a statement that a seller may not be prohibited from offering owner financing as a condition of settlement. These bills establish similar requirements for commercial real estate transactions.

MMBBA Position: **MONITOR.**

Status: **Both HB0697 and SB1169 were RETURNED PASSED. The Governor signed both bills and they became law as Chapters 198 and 199, respectively.**

SB0542 – Real Estate Brokers – Brokerage Agreements – Requirements. The bill establishes separate requirements for a brokerage agreement between a broker and a buyer or lessee. Such agreements must (1) have a definite termination date that is effective automatically without notice from the client; (2) state the amount of compensation to be paid to the broker, described as a percentage of the purchase price, a specific dollar amount, or a combination of both; (3) state whether the broker is authorized to receive some or all of the compensation to be paid to the broker from a person other than the client; (4) state the client's rights and obligations regarding compensation to be paid to the broker if the broker is authorized to receive some or all of the compensation to be paid from the broker from a person other than the client; (5) explain the events that must occur (or conditions that must be met) in order for the broker to be entitled to a commission or other compensation; and (6) contain a provision



**MARYLAND MORTGAGE BANKERS
AND BROKERS ASSOCIATION**
Maryland General Assembly – Regular Session
2024 END-OF-SESSION LEGISLATIVE REPORT



for the cancellation of the brokerage relationship by either the client or the broker or by mutual agreement of the client and the broker.

MMBBA Position: **MONITOR.**

Status: **SB0542 was RETURNED PASSED. The Governor signed the bill and it became law as Chapters 359.**

SB0671 – Foreclosure Proceedings – Residential Mortgagors and Grantors – Access to Counsel.

This bill establishes, subject to the availability of funding, access to legal representation for individuals meeting specified qualifications (“covered individuals”) in specified foreclosure proceedings. To facilitate this access, the bill establishes the Access to Counsel in Foreclosure Proceedings (ACFP) Program, administered by the Maryland Legal Services Corporation (MLSC), to organize and direct services and resources in order to provide all covered individuals with access to legal representation. The bill also (1) establishes the ACFP Special Fund, administered by MLSC and (2) requires the Comptroller to collect specified fees on each residential property sale. The access to legal representation established by the bill must be phased in over time as determined appropriate by MLSC, with a goal of being fully implemented before October 1, 2028.

MMBBA Position: **FAVORABLE with Amendments.**

Status: **SB0671 failed in the Senate Judicial Proceedings Committee after a public hearing.**

SB0962/HB1196 – Real Property – Contracts of Sale – Title Report Requirement. These bills require the seller of any real property to provide a title report to the buyer prior to closing. A buyer may rescind a contract of sale by providing written notice to the seller no later than five days after closing if the provided title report reveals specified defects to the title. Violation of the bill is an unfair, abusive, or deceptive trade practice under the Maryland Consumer Protection Act (MCPA), subject to MCPA’s civil and criminal penalty provisions.

MMBBA Position: **UNFAVORABLE.**

Status: **SB0962 failed in the Senate Judicial Proceedings Committee after a public hearing and HB 1196 failed in the House Environment and Transportation Committee after a public hearing.**



SESSION HIGHLIGHTS OF MAJOR LEGISLATIVE ENACTMENTS

EXECUTIVE DEPARTMENT – GOVERNOR

The Administration: Here is a look at the package of the Governor’s key legislative program requested at the 2024 Session. The following bills were all enacted, some already signed into law, and others are now pending final approval and signature of the Governor.

- HB0513/SB0479 – Maryland Road Worker Protection Act of 2024 – Chapter 17
- HB0538/SB0484 – Housing Expansion and Affordability Act of 2024, Chapter 122
- HB0575/SB0471 – Victim Compensation Reform Act of 2024 – Returned Passed
- HB0579/SB0474 – Critical Infrastructure Streamlining Act of 2024 – Passed Enrolled
- HB0580/SB0477 – Time to Serve Act of 2024 – Chapters 7 and 8
- HB0581/SB0472 – Transparent Government Act of 2024 – Passed Enrolled
- HB0582/SB0473 – Pava LaPere Legacy of Innovation Act 2024 – Returned Passed
- HB0585/SB0480 – Protecting Election Officials Act 2024 – Chapter 20 and 21
- HB0597/SB0470 – Growing Apprenticeships and Public Safety Workforce (GAPS) Act of 2024 – Returned Passed
- HB0599/SB0483 – Housing and Community Development Financing Act of 2024 – Chapter 123
- HB0604/SB0478 – Families Serve Act of 2024 – Chapter 6
- HB0694/SB0482 – ENOUGH Grant Program Act of 2024 – Passed Enrolled

SB0360 – BUDGET BILL – FY 2025. This Administration bill provides approximately **\$63.1 billion** in appropriations for fiscal 2025 – a decrease of **\$1.1 billion (1.8%)** compared to fiscal 2024. General funds constitute the largest portion of the State budget, accounting for 41.2%, or **\$26 billion**, of the total fiscal 2025 legislative appropriation. Federal funds continue to account for approximately 30% of all spending despite a decrease of \$585 million in appropriated funds. Increased use of funds from the Blueprint for Maryland’s Future Fund to support K-12 education enhancements and higher transportation spending contribute significantly to a nearly 1 percentage point increase in the proportion of the budget supported by special funds (19.8%). Higher education revenues provide the remaining 8.7% of the budget. State agency operations constitute the largest area of spending, accounting for 44.6% of the total budget, followed by entitlements (27%) and aid to local governments (19.1%). Remaining appropriations fund PAYGO capital spending, debt service on State GO bonds, and appropriations to the Reserve Fund. The share of spending on the Reserve Fund is substantially lower than in fiscal 2024, due to a reduced use of the Dedicated Purpose Account (DPA) and **no appropriation to the Rainy Day Fund.**

STATUS: PASSED ENROLLED WITH AMENDMENTS.

The Senate and House Conference Committee could not effectively agree on the operating budget before the Constitutional deadline – the Governor declared an extended Session. The House insisted on implementing tax measures to support the FY 2025 and future years’ budgets because of projected structural shortfalls – the Senate disagreed. Subsequently, the Senate & House conferees compromised on certain tax and fee increases (discussed later in this report), the Committee concurred, and the budget was finally approved by both Houses, which immediately caused the enactment, under Article II, Section 17(b) of the Maryland Constitution - 2024 Laws of Maryland. HB0350 did not move from



**MARYLAND MORTGAGE BANKERS
AND BROKERS ASSOCIATION**
Maryland General Assembly – Regular Session
2024 END-OF-SESSION LEGISLATIVE REPORT



the House Appropriations Committee since the Senate was designated to drive the 2024 Session appropriation measures (rotates annually from House to Senate).

SB0361 – CAPITAL BUDGET – FY 2025. This Administration bill totals **\$6.189 billion**, including **\$2.819 billion** for the transportation program through the Consolidated Transportation Program (CTP). apart from the CTP, the program totals **\$3.370 billion**; **\$1.845 billion** is funded with general obligation (GO) bonds authorized in **SB0361 (PASSED)**, the Maryland Consolidated Capital Bond Loan (MCCBL) of 2024; **\$1.069 billion** is funded on a pay-as-you-go (PAYGO) basis in the operating budget comprised of **\$168.2 million** of general funds, **\$451.9 million** of special funds, and **\$449.2 million** of federal funds; **\$425.4 million** for school construction projects is funded with revenue bonds through the Built to Learn program; and **\$30 million** for University System of Maryland (USM) facilities is funded with Academic Revenue Bonds authorized in **SB1120 (PASSED)**. **HB0351 did not move from the House Appropriations Committee since the Senate was designated to drive the 2024 Session appropriation measures (rotates annually from House to Senate).**

STATUS: PASSED ENROLLED WITH AMENDMENTS.

SB0362 – Budget Reconciliation and Financing Act of 2024. This Administration bill executes actions to increase revenues, provide mandate relief, contain costs, use special funds in place of general funds, and reduce future year general fund expenditures. Some key adjustments include:

- Reduces Cade formula for community colleges aid
- Reduces Sellinger aid to private higher education institutions
- Reduces school construction funding
- Waives the requirement to transfer a portion of surplus to the Rainy Day Fund
- Waives the requirement to transfer a portion of surplus to the Retirement System
- Relieves mandate for a portion of the good repair needs from the TTF
- Reduces TTF HUR grants to local governments beginning in FY 2026
- Expands Blueprint to cover school-based behavioral health services
- Redirects SF interest earnings to GF
- Reduces lottery agent commissions from 6% to 5.5%
- Repeals small business relief tax credit
- Authorizes Governor to transfer funds from reserve/Dedicated Purpose Accounts
- Eliminates requirement for MVA to issue registration stickers for license plates
- Repeals the requirement to print the Annual Budget Books
- Transfers \$90M from Strategic Energy Investment Fund

SB0362 takes effect June 1, 2024.

HB0352 did not move from the House Appropriations Committee since the Senate was designated to drive the 2024 Session appropriation measures (rotates annually from House to Senate).

STATUS: PASSED ENROLLED with AMENDMENTS.



**MARYLAND MORTGAGE BANKERS
AND BROKERS ASSOCIATION**
Maryland General Assembly – Regular Session
2024 END-OF-SESSION LEGISLATIVE REPORT



GENERAL ASSEMBLY OF MARYLAND

Here is a look at how the lawmakers addressed other significant issues during the 2024 Session. The following bills were all enacted and are now pending the Governor's approval/veto.

FRANCIS SCOTT KEY BRIDGE COLLAPSE PORT OF BALTIMORE TEMPORARY CLOSURE STATE AID AUTHORIZATION

MARYLAND PROTECTING OPPORTUNITIES AND REGIONAL TRADE (PORT) ACT (HB1526/SB1188):

These emergency bills require the Maryland Department of Labor (MDL) and the Department of Commerce to establish temporary relief programs to aid specified individuals and businesses affected by the closure of the Port of Baltimore. Subject to review and comment by the Legislative Policy Committee (LPC), the Governor may transfer by budget amendment any amounts necessary to fund the temporary relief programs from the Revenue Stabilization Account (Rainy Day Fund). Any funds distributed to individuals or businesses under the bill must be distributed on or before June 30, 2025. The bill establishes legislative intent that federal funds made available for any purpose for which a program is established under the bill be used to supplant State funds and reimburse the Rainy-Day Fund, as specified.

Status: These emergency bills were fast tracked to provide temporary relief for those impacted by the closure of the Port of Baltimore following the collapse of the Francis Scott Key bridge. **ENACTED as Chapters 0002 and 0003, respectively, 2024 Laws of Maryland.**

TAXES AND FEES

SALES AND USE TAX – RATE REDUCTION AND SERVICES (HB1515): This bill would have imposed the State sales and use tax on all services, except for specified services, by expanding the definition of taxable service. Services would have included business services, business services, information services, travel, and leisure services, building maintenance services, maintenance and repair services, personal care services, personal services, et.al. The bill would have also reduced the general State sales and use tax rate from 6% to 5% for taxable goods and services. The bill would have taken effect January 1, 2025. **HB1515 FAILED after a public hearing in the House Ways and Means Committee.**

VEHICLE REGISTRATION FEES (SB0362): All vehicle owners would pay \$46 extra for the two-year registration fee to send money to different components of the State's trauma and emergency response system, including the Maryland Shock Trauma Center in Baltimore. This across-the-board vehicle registration increase will raise \$104.8 million for the trauma system. All vehicles also would be subject to a new set of classifications for two-year vehicle registrations, which would further divide up vehicles into weight classes. Heavier vehicles would have a larger registration fee than smaller cars, under the rationale that they put more wear and tear on the state's roads and bridges. The new fee schedule would have more weight classifications, with the lightest vehicles paying \$46 more every two years and the heaviest trucks paying \$105 additional every two years. The new fees would be phased in over three years, initially raising \$169 million extra per year and increasing to \$253 million more when fully implemented. The money would go to the Transportation Trust Fund. **SB0362 was PASSED ENROLLED and awaits the Governor's signature.**



**MARYLAND MORTGAGE BANKERS
AND BROKERS ASSOCIATION**
Maryland General Assembly – Regular Session
2024 END-OF-SESSION LEGISLATIVE REPORT



CAR DEALERSHIP CHARGES – BUYING A CAR (SB0362): Car dealers already are allowed to charge an optional fee to buyers called a “dealer processing charge.” That gets added into the total sale price of a car, which is then taxed. The state would increase the maximum allowed dealer processing charge up to \$800, up from \$500. It’s estimated the higher dealer processing charge and resultant higher tax would raise \$15.3 million per year, which would go into the Transportation Trust Fund. **SB0362 was PASSED ENROLLED and awaits the Governor’s signature.**

TRIP FEE – HAILING AN UBER (SB0362): Take a trip with Uber, Lyft, or a similar service? That will cost you more, too. A new statewide 75-cent per trip fee would be created, raising \$37.4 million in the first year — a number expected to increase in future years. As with most of the other transportation fees, this one would also go to the Transportation Trust Fund. **SB0362 was PASSED ENROLLED and awaits the Governor’s signature.**

ELECTRIC VEHICLE FEE (HB0437/SB0553): Owners of electric and plug-in hybrid cars, SUVs and trucks will be required to pay a new fee. The idea behind the fee is that owners of electric and hybrid electric vehicles pay little to nothing in gas taxes that fund highway and transportation projects across the state. Fully electric car owners would pay \$125 every two years, and hybrid electric car owners would pay \$100 every two years. The money, estimated to be \$5.4 million per year, would go into the Transportation Trust Fund. This fee would be in addition to the new, higher registration fee. **SB0362 was PASSED ENROLLED and awaits the Governor’s signature.**

SPEEDING FINES – IN WORK ZONES (HB0513/SB0479): Getting a speeding ticket in work zones will be more costly. Drivers caught by speed cameras would see the fines double, from \$40 to \$80. The extra money — \$24 million initially — would be used by state troopers and transportation officials for work zone safety programs. **HB0513 was ENACTED as Chapter 0017, 2024 Laws of Maryland. SB0479 passed the Senate but failed in the House Rules and Executive Nominations Committee.**

CIGARETTE AND NICOTINE TAXES (SB1056/HB1180): This bills limit the sale of electronic smoking devices (ESD) to licensed vape shop vendors and restricts such vendors to selling only ESD and their component parts and accessories. Accordingly, the bills repeal the ESD retailer license and provisions allowing ESD manufacturers to sell ESD directly to consumers. The bills prohibit the display of cigarettes, other tobacco products (OTP), or ESD, unless the products are behind a counter, as specified. The Maryland Department of Health (MDH) or its designee must conduct at least one unannounced inspection of licensed retailers/vape shop vendors annually. The bills also (1) increase fees for a county license; (2) require the court to order the Alcohol, Tobacco, and Cannabis Commission (ATCC) to suspend or revoke licenses, as specified; (3) prohibit a pharmacy from selling tobacco products, OTP, or ESD; and (4) require ATCC to submit a specified report by October 1, 2025. The bill’s prohibition regarding pharmacies takes effect October 1, 2025. **SB1056 was PASSED ENROLLED and awaits the Governor’s signature or veto. HB1180 PASSED** the House but **FAILED to be rereferred out of the House Rules Committee.**

INTERNET GAMING (SB0565/HB1319): These bills, which were subject to voter referendum, authorize the State Lottery and Gaming Control Commission (SLGCC) to license qualified applicants to conduct and operate Internet gaming in the State. A licensee retains 80% of Internet gaming proceeds from live dealer games and 45% of the proceeds from all other Internet gaming, and, after other specified distributions, the remainder of Internet gaming proceeds is distributed to the Blueprint for Maryland’s Future Fund (BMFF).



**MARYLAND MORTGAGE BANKERS
AND BROKERS ASSOCIATION**
Maryland General Assembly – Regular Session
2024 END-OF-SESSION LEGISLATIVE REPORT



The bill would have taken effect July 1, 2024, contingent on passage of a referendum by voters in November 2024. **HB1319 PASSED the House** and **FAILED in the Senate Budget and Taxation Committee after a public hearing. SB0565 FAILED in the Senate Budget and Taxation Committee after a public hearing.**

JUVENILE JUSTICE

JUVENILE LAW – REFORM (HB0814/SB0744): These bills make numerous changes to the juvenile justice process in the State, including (1) altering the jurisdiction of the juvenile court; (2) altering procedures relating to juvenile intake, complaints, detention, and probation; (3) requiring the forwarding of complaints and the filing of Child in Need of Supervision (CINS) petitions for specified motor vehicle thefts; (4) requiring the State Board of Victim Services to develop a pamphlet about CINS petitions; (5) repealing provisions relating to the State Advisory Board for Juvenile Services; (6) altering provisions relating to the Commission on Juvenile Justice Reform and Emerging and Best Practices; and (7) altering reporting requirements for the Juvenile Justice Monitoring Unit (JJMU), the Governor’s Office for Crime Prevention and Policy (GOCPP), and the Department of Juvenile Services (DJS). The provisions related to procedures for children in the juvenile justice system and the State Board of Victim Services take effect October 1, 2024; provisions related to the commission, JJMU, and specified administrative responsibilities and reporting requirements take effect July 1, 2024. **HB0814 was PASSED ENROLLED and awaits the Governor’s signature or veto. SB0744 PASSED the Senate but died in the House Judiciary Committee after a public hearing.**

MISCELLANEOUS

HORSE RACING REVITALIZATION (HB1524): This departmental bill provides for the transfer of ownership and operation of thoroughbred racing facilities in the State from the Maryland Jockey Club (MJC) to the Maryland Thoroughbred Racetrack Operating Authority (MTROA). The bill also alters provisions of the Racing and Community Development Act of 2020 (Chapter 590) as well as Chapter 111 of 2023, which established MTROA. The bill takes effect June 1, 2024. **HB1524 PASSED ENROLLED and awaits the Governor’s signature or veto.**

ACCESS TO CARE ACT (HB0728/SB0705): These bills require the Maryland Health Benefit Exchange (MHBE), in consultation with the Insurance Commissioner and as approved by the MHBE Board, to submit a Federal/State Innovation Waiver application by July 1, 2025. The waiver application must seek to establish a Qualified Resident Enrollment Program and, if available, seek federal pass-through funding resulting from the implementation of the program. If the waiver is approved, MHBE, in consultation with the Insurance Commissioner and as approved by the MHBE Board, must establish and implement the program. By January 1, 2026, MHBE must adopt regulations to carry out the program. **Both HB0728 and SB0705 were PASSED ENROLLED and awaits the Governor’s signature or veto.**

MD ONLINE DATA PRIVACY ACT OF 2024 (SB0541/HB0567): These bills establish numerous consumer protections and regulatory requirements related to online data. Certain requirements and obligations for a “controller” or “processor” apply only prospectively and may not be applied or interpreted to have any effect on (or application to) any personal data processing activities before April 1, 2026. Violation of the bill is an unfair, abusive, or deceptive trade practice under the Maryland Consumer Protection Act



**MARYLAND MORTGAGE BANKERS
AND BROKERS ASSOCIATION**
Maryland General Assembly – Regular Session
2024 END-OF-SESSION LEGISLATIVE REPORT



(MCPA), subject to MCPA’s civil and criminal penalty provisions. However, a violator is not subject to specified MCPA penalty provisions related to private causes of actions for damages. The bill contains a severability clause, as specified. The bill takes effect October 1, 2025. **Both SB0541 and HB0567 were PASSED ENROLLED and awaits the Governor’s signature or veto.**



**MARYLAND MORTGAGE BANKERS
AND BROKERS ASSOCIATION**
Maryland General Assembly – Regular Session
2024 END-OF-SESSION LEGISLATIVE REPORT



A special thanks to everyone on the MMBBA Legislative Committee for their participation, support, guidance, involvement and especially those who prepared testimony and testified at public hearings.

Should you have questions or require clarifications, please feel free to contact:

MARYLAND MORTGAGE BANKERS AND BROKERS ASSOCIATION

TIMOTHY J. GOUGH, CMB
Co-Chairman, Legislative Committee
Bay Capital Mortgage Corporation
E-Mail: tgough@baycapitalmortgage.com
Mobile: 410-320-0852

RICHARD J. GREEN
Co-Chairman, Legislative Committee
Presidential Bank Mortgage
E-Mail: richard.green@presidential.com
Mobile: 410-456-9345

BRENDAN A. MCKAY
Co-Chairman, Legislative Committee
McKay Mortgage Company, LLC
E-Mail: bmckay@mckaymtg.com
Mobile: 301-520-5677

THE RASMUSSEN GROUP, LLC

DENNIS F. RASMUSSEN
Advocate for the Maryland Mortgage Bankers and Brokers Association
E-Mail: DFR@rasmussengrp.net
Office: 410-303-4658

DENNIS H. PARKINSON
Senior Associate
E-Mail: DHP@rasmussengrp.net
Cell: 443-994-4988