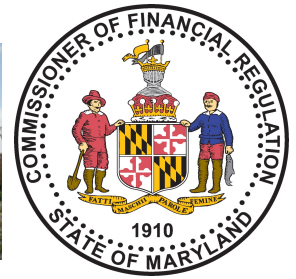


MARYLAND'S

FORECLOSURE REGISTRATION SYSTEM



F A C T S H E E T

Maryland's Foreclosure Registration System: Information for State and Local Government Officials

What is the Maryland Foreclosure Registration System (FRS)?

- The FRS is a statewide database of residential properties in Maryland that are the subjects of pending foreclosure actions and/or were sold at a foreclosure auction.
- The FRS may only be accessed by state, county, and municipal officials to assist with nuisance abatement, code enforcement, law enforcement, emergency services, public policy analysis, and other activities that fall under the authority of state and local government.

What information can government officials find in the FRS?

There are two types of submissions in the FRS that are accessible to government users – the Notice of Foreclosure and the Foreclosed Property Registry.

Notice of Foreclosure: Within 7 days after filing a foreclosure action for a residential property, the authorized foreclosure seller is required to submit the following information:

- the property street address;
- whether the property is vacant;
- contact information for the authorized seller;
- contact information for owner(s), if known; and
- contact information for the person(s) authorized to manage or maintain the property prior to the foreclosure sale, if known.

The notice of foreclosure requirement went into effect October 2018.

Foreclosed Property Registry: Within 30 days after a foreclosure sale of residential property, the purchaser must submit an initial registration that contains:

- the property street address;
- the date of the sale;
- contact information for the purchaser;

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- contact information for person authorized to accept legal service;
- whether the property is vacant, if known; and
- contact information for person(s) authorized to manage or maintain the property prior to the foreclosure sale, if known.

The foreclosure purchaser also is responsible for updating the initial registration if there are any changes to the information contained therein. Within 30 days after the deed is recorded from the foreclosure sale, the purchaser must submit a final registration that contains the date of the court ratification, the date the deed was recorded, and the contact information for the owner(s) on the deed.

The Foreclosed Property Registry launched October 2012, and the requirement to update registrations went into effect January 2019.

What agency is responsible for oversight of the FRS?

- The Commissioner of Financial Regulation (“Commissioner”) administers the FRS. The statutes that govern the notice and registration requirements for the FRS give the Commissioner (on behalf of the Maryland Department of Labor) authority over the format and maintenance of the online system.
- The Foreclosed Property Registry statute enables local jurisdictions to enact a local law that imposes a civil penalty for failure to register a property. A local jurisdiction may also collect the cost associated with nuisance abatement or maintenance related to property in the Foreclosed Property Registry as a charge in the real property tax bill.

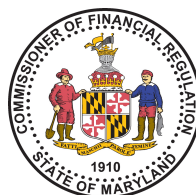
How can I obtain access to the FRS?

The law authorizes FRS access only for local jurisdictions, their agencies and representatives, and State agencies.

- If you are a Maryland state, county, or municipal official, please go to the FRS site (www.dllr.state.md.us/Foreclosuresystems) and follow the instructions under “Create Account”.
- The FRS is not a public record and is not subject to public information requests. However, information about a specific property in the FRS may be provided to a person who owns property on the same block or a homeowners or condominium association in which the property is located.

Where can I find more information?

- For more information about the notice and registration requirements for the FRS, see *Maryland Code Annotated, Real Property §7-105.2 and §7-105.14*.
- For more information about how to use the FRS, see the user guide on the FRS website at the URL above.
- For questions, please contact the Office of the Commissioner of Financial Regulation by email at FinReg.ForeclosureSystems@maryland.gov or by phone at 410-230-6245.



- Larry Hogan, Governor
- Boyd K. Rutherford, Lt. Governor
- Tiffany P. Robinson, Secretary
- Antonio P. Salazar, Commissioner

