

SINE DIE REPORT



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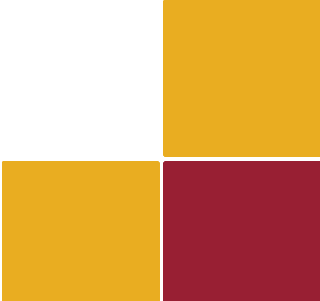
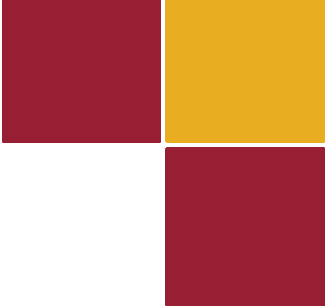
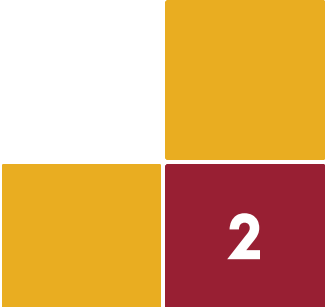


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A Message from MBA President & CEO Tisha Edwards

Maryland Bankers,

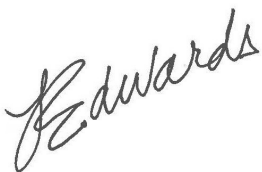
I'm pleased to welcome you to our MBA 2026 Sine Die Report, and to offer a brief reflection on the work completed on behalf of the banking industry. This session was once again fast-paced and complex, with lawmakers considering a wide range of proposals affecting financial services, consumers, and the broader business community. Through it all, our association remained fully engaged—advocating for a balanced business environment, promoting policies that support safe and sound banking, and ensuring the voice of Maryland's banks was clearly and consistently heard in Annapolis.

Our Sine Die Report highlights the key outcomes of the session and provides insight into how enacted legislation—and proposals that did not advance—may affect your institutions and the customers you serve.

I would like to extend my sincere thanks to the MBA Government Relations team, whose dedication, expertise, and long hours were instrumental to our efforts this session. Their strategic advocacy, responsiveness, and strong relationships under the dome continue to deliver real value for our members. I am also grateful to our member bankers who shared expertise, and answered calls to action—your involvement strengthens our collective impact.

I would also like to extend my appreciation to the MBA Government Relations Council. This dedicated group of bankers, led by MBA Vice Chair Matt Calhoun, met weekly throughout the legislative session to provide valuable feedback on proposed legislation and strategic guidance to the Government Relations team. The work we do in Annapolis would not be possible without their insight and unwavering dedication to advancing the interests of Maryland's banking community.

Thank you for your continued engagement and support. I hope you find this Sine Die Report helpful, and I look forward to our ongoing work together on the issues that matter most to Maryland's banking community. If the Maryland Bankers Association can ever be of assistance to you or your bank, please never hesitate to contact us.



MBA Session Recap

The 449th Legislative Session of the Maryland General Assembly concluded at midnight on Monday, April 13, when both the House of Delegates and the Senate adjourned sine die. Legislators worked until the final moments of the session to advance priority legislation while fulfilling the Maryland Constitution's requirement to enact a balanced budget.

Lawmakers considered 2,671 bills and resolutions. Of those, 883 measures were approved by the General Assembly and forwarded to Governor Moore for his signature. As of April 29, the Governor has signed 354 bills into law. Legislation passed by both chambers (excluding the budget bill and constitutional amendments) must be presented to the Governor no later than the 20th day following adjournment, which for the 2026 session is May 3. The Governor then has 30 days from the date of presentment, or until June 2, to either sign or veto the legislation. If the Governor takes no action within that 30-day period, the legislation automatically becomes law.

Over the course of this year's session, the MBA Government Relations Team tracked **374** bills, reflecting the broad range of policy proposals with the potential to impact banking operations, regulatory compliance, and customer service. Of those measures, the team supported **43** bills, opposed **9**, and requested amendments on **23**, demonstrating a strategically balanced approach that emphasized both proactive advocacy and defensive engagement.

MBA's advocacy efforts proved highly effective. **Eighteen MBA-supported bills were approved** by the General Assembly and sent to the Governor for his signature, advancing priorities such as increasing customer protection, expanding access to banking services, and providing targeted tax relief for Maryland businesses. These measures reflect the association's commitment not only to protecting the banking industry, but also to promoting sound public policy that benefits Maryland consumers and communities.

Equally if not more significant was the team's success in preventing harmful proposals from advancing. **Only one MBA-opposed bill with weakening amendments ultimately passed both chambers**, underscoring the effectiveness of coordinated advocacy, timely engagement with lawmakers, and constructive dialogue with regulators and allied stakeholders. Through testimony, stakeholder negotiations, and ongoing communication with legislative leadership, the team was able to stop or neutralize several proposals that would have imposed undue operational burdens or created regulatory uncertainty for banks.

Leadership Changes & Budget Overview

Leadership Changes

Each year, the General Assembly experiences membership changes due to resignations and retirements. While Senate leadership remained largely unchanged heading into the 2026 session, the Maryland House of Delegates underwent a significant transition following the resignation of Speaker Adrienne Jones in December. Her departure marked the conclusion of a historic tenure and prompted a reorganization of House leadership as lawmakers entered an election year.

Delegate Joseline Peña-Melnyk (D-Prince George's & Anne Arundel) was selected by her colleagues to serve as Speaker of the House, assuming one of the most influential roles in state government. Completing her fifth term, Speaker Peña-Melnyk brought extensive legislative experience and deep policy expertise to the position.

Alongside the leadership change, the House announced the creation of a new standing committee and named five new committee chairs. Notably, five of the seven standing committee chairs are now women, underscoring the continued prominence of women in Maryland's legislative leadership and a sustained emphasis on diverse representation.

House leadership also restructured committee jurisdictions. Previously, banking-related legislation was considered by three standing committees; that number was reduced to two, allowing the MBA Government Relations Team to engage more strategically. Most banking-related measures were referred to the House Economic Matters Committee, chaired by Delegate Kriselda Valderrama (D-Prince George's), while legal and judicial issues were primarily handled by the House Judiciary Committee, chaired by Delegate J. Sandy Bartlett (D-Anne Arundel).

FY2027 Budget Overview

The General Assembly approved and Governor Wes Moore signed into law a \$70.8 billion spending plan FY2027 with no tax increases while closing the immediate projected shortfall. The budget reflects a series of targeted reductions and one-time solutions designed to maintain core state services, preserve the Rainy Day Fund, and provide limited relief in key areas such as energy affordability. However, while the enacted budget resolves near-term fiscal pressures, it does not address the state's underlying structural challenges. Ongoing spending growth, long-term obligations, and anticipated revenue constraints remain unaddressed, leaving Maryland vulnerable to future budget gaps and placing additional pressure on upcoming legislative sessions to confront these systemic fiscal issues.

2026 Day in Annapolis

MBA's 2026 Day in Annapolis was a resounding success, bringing together more than 50 Maryland bankers at the State Capitol for this signature advocacy event focused on strengthening relationships between the banking industry and state policymakers.

The day began with a morning networking reception, providing attendees with the opportunity to engage informally with elected officials. Maryland Comptroller Brooke Lierman joined the group to offer welcoming remarks, sharing insights into her office's priorities and her perspective on current economic conditions across the state.

Participants observed both the House of Delegates and the Senate in session before meeting directly with their legislators to advocate on behalf of Maryland's banking industry. MBA extends its sincere appreciation to legislative leaders—particularly Senate President Bill Ferguson, Senate Finance Committee Chair Pam Beidle, House Economic Matters Committee Chair Kriselda Valderrama, and Senator Ben Kramer—who took time to meet with MBA bank leaders.

MBA thanks all those who took time away from their institutions to participate. There is no more effective advocate for the Maryland banking industry than a Maryland banker.



Defeated Bills



The following section highlights key pieces of legislation that were introduced during the 2026 General Assembly session but did not advance prior to adjournment. Through early engagement, sustained advocacy, and coordination with legislators and stakeholders, MBA played a central role in identifying concerns and communicating the potential impact of these proposals on the banking industry. These efforts were instrumental in preventing several measures from moving forward, underscoring the value of proactive advocacy in protecting member interests and promoting sound public policy.

HB 152 - Consumer Protection - Electronic Funds Transfers - Regulations (Elder Fraud Prevention Act of 2026)

House Bill 152 would have subjected certain consumer wire transfers made as part of bank-to-bank electronic funds transfers to protections under the federal Electronic Funds Transfer Act of 1978.

HB 523 - Real Property - Residential Foreclosures - Commencement Restrictions

House Bill 523 would have restricted the initiation of residential foreclosure actions by imposing time limits on when foreclosures may be filed and requiring additional documentation for long-delinquent or acquired debts.

HB 1198 - Civil Actions - Coerced Debt - Debtor Protections

House Bill 1198 would have created new debtor protections for coerced debt by allowing individuals to notify creditors to stop collection on debts incurred through coercion or abuse, establish an affirmative defense, and seek judicial relief against creditors or perpetrators after providing specified documentation.

HB 1471 - Consumer Protection - Identity Theft Debt

House Bill 1471 would have required creditor investigations and suspension of collection in certain cases of debt allegedly incurred via identity theft, and would have authorized civil actions and jury trials if creditors failed to comply.

SB 696 - Financial Institutions - Complaint Database and Analysis - Required

Senate Bill 696 would have required the Office of Financial Regulation to establish and maintain a public, searchable database of consumer complaints alleging unfair, deceptive, or abusive practices by financial institutions and to publish quarterly analyses of complaint trends and resolutions.

Passed Bills Overview

Consumer Protection

HB 103 - Consumer Protection - Consumer Contracts - Prohibited Waivers
HB 1008/SB 753 - Fiduciary Institutions - Exploitation of Seniors and Vulnerable Adults - Protections and Required Referral (Vulnerable Adult Banking Protection Act)
SB 582 - Consumer Protection - Unsolicited Loans
SB 939 - Bankruptcy Proceedings - Exemptions From Execution - Residential Real Property

Digital Assets & Technology

HB 470/SB 376 - Digital Asset and Blockchain Technology Task Force - Establishment
HB 810/SB 168 - Study to Evaluate Blockchain-Based Real Property Lease and Title Recordation and Verification
HB 1355/SB 662 - Financial Institutions - Payment Stablecoin Services - Establishment and Regulation (Maryland Stablecoin Act)
SB 741 - Financial Institutions and Activities - Virtual Currency Kiosks - Alterations

Economic Development

HB 798/SB 920 - Economic Development - Small, Minority, and Women-Owned Business Accounts - Management Fees (Small Business Increased Access to Capital Act)
HB 1473/SB 770 - Economic Development - Maryland's Future Board - Establishment
SB 767 - Property Tax - Credit for Commercial Buildings Rented to Small Businesses

Estates & Trusts

HB 17/SB 227 - Estates and Trusts - Venue for Administrative and Judicial Probate and Application of Inheritance Tax
HB 65/SB 131 - Estates and Trusts - Fiduciaries - Attorney-Client Privilege
HB 174/SB 145 - Motor Vehicles and Marine Vessels - Transfer-on-Death Designations
HB 596/SB 250 - Estates - Maryland Uniform Simultaneous Death Act
HB 738 - Real Property - Transfer-on-Death Deed - Establishment
HB 1062 - Estates and Trusts - Jurisdiction Over Property of Minors or Disabled Persons - Authorized Transactions
HB 1148/SB 765 - Property Taxes - Tax Sales, Legacy Protection Program, and Tax Credits
HB 1345 - Maryland Trust Act - In Terrorem Clause - Void

Passed Bills Overview

Financial Institutions

HB 38 - Financial Institutions - Licensing of Affiliated Insurance Producer-Mortgage Loan Originators - Alterations
HB 118/SB 261 - Maryland Money Transmission Act - Definition of Money Transmitter - Alteration
HB 259/SB 43 - Financial Institutions - Maryland Community Investment Venture Fund and Regulation of Entities - Revisions
SB 94 - Commercial Law - Earned Wage Access - Revisions

Housing

HB 130 - Task Force to Study Deed Fraud
HB 200 - Sale of Residential Real Property - Required Flood Risk Disclosure
HB 548/SB 325 - Land Use - Permitting - Development Rights (Maryland Housing Certainty Act)
HB 573 - Fair Housing and Housing Discrimination - Regulations, Intent, and Discriminatory Effect
HB 894 - Land Use - Transit-Oriented Development - Alterations (Maryland Transit and Housing Opportunity Act)
SB 691 - Real Property - Termination of Residential Real Estate Contracts - Contingency Clauses

Tax

HB 753 - Tax Sales - Homeowner Protections - Revisions
HB 933/SB 644 - Sales and Use Tax - Certificates Indicating Multiple Points of Use - Alterations
HB 1096 - Property Tax Credits - Notice Through Property Tax Bill
HB 1142 - Task Force to Modernize County and Municipal Revenue Structures

Miscellaneous

HB 191 - Consumer Protection - Retail Transactions for Essential Consumer Goods - Cash Payments
HB 1026/SB 893 - Business Regulation - Rounding Cash Transactions - Authorization
SB 784 - Financial Institutions - Consumer Credit - Application of Licensing Requirements

Passed Bills

Consumer Protection

HB 103 - Consumer Protection - Consumer Contracts - Prohibited Waivers

Effective Date: October 1, 2026

House Bill 103 bans consumer contract terms that waive or limit certain legal remedies allowed under state or federal law, building on a 2025 law that voids shortened time limits for bringing claims. Contracts may only cap statutory or punitive damages to the extent covered by available insurance, and the bill prohibits parties from waiving these consumer protections by agreement. MBA opposed the bill as originally introduced but worked collaboratively with the sponsor to narrow its scope and address key concerns.

HB 1008/SB 753 - Fiduciary Institutions - Exploitation of Seniors and Vulnerable Adults - Protections and Required Referral (Vulnerable Adult Banking Protection Act)

Effective Date: October 1, 2026

House Bill 1008 and Senate Bill 753 allow fiduciary institutions to delay or deny account disbursements if they reasonably believe the transaction would financially exploit a senior or vulnerable adult. Institutions must notify authorized account holders and report the concern, along with relevant records, to protective services or law enforcement. Any delay generally lasts up to 15 business days unless extended, and institutions acting in good faith are granted immunity from liability. MBA worked with the bill sponsors to address minor concerns before they were introduced, and strongly supported the bills throughout the entire legislative process.

SB 582 - Consumer Protection - Unsolicited Loans

Effective Date: October 1, 2026

Senate Bill 582 prohibits sending unsolicited checks or other negotiable instruments as part of offers for secured credit or to purchase real property unless the recipient first applied for or requested the offer. Individuals who receive such checks are not responsible for the amount unless they actually cash or use them. MBA fought for and secured the exclusion of convenience checks tied to existing credit lines and certain prescreened unsecured credit offers. Violations are punishable as a misdemeanor with fines of up to \$500.

Passed Bills

SB 939 - Bankruptcy Proceedings - Exemptions From Execution - Residential Real Property **Effective Date: June 1, 2026**

Senate Bill 939 expands the homestead property exemption to include a homeowner's residence held in a revocable trust and raises the maximum exemption to \$125,000 per bankruptcy case. Starting in fiscal year 2028, the exemption amount will be adjusted annually for inflation. The law applies to bankruptcy cases filed on or after June 1, 2026. MBA fought for and secured a lower exemption amount than what was originally proposed, which could have been up to \$300,000 per case.

Digital Assets & Technology

HB 470/SB 376 - Digital Asset and Blockchain Technology Task Force - Establishment **Effective Date: July 1, 2026**

House Bill 470 and Senate Bill 376 create the Digital Asset and Blockchain Technology Task Force, staffed by the Office of Financial Regulation. The task force is charged with studying the use and expansion of blockchain technology and cryptocurrency in Maryland and making policy recommendations, with a final report due to the Governor and General Assembly by October 1, 2027.

HB 810/SB 168 - Study to Evaluate Blockchain-Based Real Property Lease and Title Recordation and Verification **Effective Date: June 1, 2026**

House Bill 810 and Senate Bill 168 requires the State Department of Assessments and Taxation to study the use of blockchain technology as it relates to real property in Maryland. The study will evaluate whether blockchain could be used to securely record and verify real estate ownership and leases, and whether it could help law enforcement and courts resolve property disputes involving unauthorized occupants. The Department must work with other state agencies and stakeholders and submit a report with findings and recommendations to the Governor and General Assembly by December 31, 2026.

Passed Bills

HB 1355/SB 662 - Financial Institutions - Payment Stablecoin Services - Establishment and Regulation (Maryland Stablecoin Act)

Effective Date: January 1, 2027

House Bill 1355 and Senate Bill 662 create a state regulatory framework for payment stablecoin activities consistent with the federal GENIUS Act. The bills designate the Office of Financial Regulation as Maryland's payment stablecoin regulator and authorize it to certify certain non-depository trust companies and credit union service organizations to issue or provide services related to payment stablecoins, subject to application and review. The legislation also reduces the examination fee for a new commercial bank charter from \$15,000 to \$7,000.

SB 741 - Financial Institutions and Activities - Virtual Currency Kiosks - Alterations

Effective Date: October 1, 2026

Senate Bill 741 expands Maryland's regulation of virtual currency kiosks by broadening key definitions. The bill removes the exclusion for ATMs and redefines "virtual currency kiosk operator" to include individuals who install or operate software enabling automated devices to provide virtual currency services. As a result, more operators are subject to state registration and oversight requirements.

Economic Development

HB 798/SB 920 - Economic Development - Small, Minority, and Women-Owned Business Accounts - Management Fees (Small Business Increased Access to Capital Act)

Effective Date: July 1, 2026

House Bill 798 and Senate Bill 920 allow the Maryland Department of Commerce to permit eligible Small, Minority, and Women-Owned Business Account fund managers to receive an additional management fee of between 1.5% and 3% of each loan's principal. The fee is paid from SMWOBA funds, may be kept for administrative purposes, and is subject to an annual cap set by Commerce. MBA supported this legislation to increase capital flow to small businesses.

Passed Bills



HB 1473/SB 770 - Economic Development - Maryland's Future Board - Establishment **Effective Date: July 1, 2026**

House Bill 1473 and Senate Bill 770 create the Maryland's Future Board and a special fund within the Department of Commerce to develop and regularly update a long-term strategic plan for the State's economic future and recommend priority projects each year. The bills also require the Comptroller to conduct a study of Maryland's economic growth trends and competitive industries, with a report due by December 1, 2026. The fiscal 2027 budget provides \$1.7 million to support this work, and the program sunsets on June 30, 2031. MBA supported this legislation.

SB 767 - Property Tax - Credit for Commercial Buildings Rented to Small Businesses **Effective Date: June 1, 2026**

Senate Bill 767 authorizes county and municipal governments to offer property tax credits for commercial buildings rented or leased-to-own by small businesses located in designated cultural, commercial, or business districts, including arts and entertainment districts, Main Street Maryland communities, Baltimore City main streets, and other locally designated business improvement districts. MBA supported this legislation.

Estates & Trusts

HB 17/SB 277 - Estates and Trusts - Venue for Administrative and Judicial Probate and Application of Inheritance Tax **Effective Date: July 1, 2026**

House Bill 17 and Senate Bill 277 change Maryland inheritance tax law so that intangible property is taxed based on the person's place of death. Because of this change, a previous tax exemption for certain intangible property from non-residents is removed, meaning more inheritances to non-close relatives may be subject to Maryland inheritance tax.

Passed Bills

HB 65/SB 131 - Estates and Trusts - Fiduciaries - Attorney-Client Privilege

Effective Date: October 1, 2026

House Bill 65 and Senate Bill 131 clarify that communications between an attorney and a client acting as a fiduciary are protected by attorney-client privilege, unless the client waives it, even if fiduciary funds are used to pay for the legal services. The bills also specify that a fiduciary's relationship with a beneficiary does not waive or undermine this privilege.

HB 174/SB 145 - Motor Vehicles and Marine Vessels - Transfer-on-Death Designations

Effective Date: October 1, 2026

House Bill 174 and Senate Bill 145 allow multiple co-owners of a motor vehicle to jointly designate a beneficiary who will receive ownership after the death of the last surviving co-owner, bypassing estate administration. This expands existing law, which previously allowed only sole vehicle owners to name a beneficiary.

HB 596/SB 250 - Estates - Maryland Uniform Simultaneous Death Act

Effective Date: October 1, 2026

House Bill 596 and Senate Bill 250 update Maryland law to align with the 1993 Uniform Simultaneous Death Act, modernizing how the state handles situations where the order of deaths affects legal rights or property distribution. Once these bills take effect, a person is considered to have survived another person (or triggering event) only if they live at least 120 hours (five days) longer. This uniform survivorship standard applies when interpreting wills, trusts, insurance policies, and other legal instruments where survival affects the transfer of property or rights.

HB 738/SB 651 - Real Property - Transfer-on-Death Deed - Establishment

Effective Date: October 1, 2026

House Bill 738 and Senate Bill 651 create a new option for transferring real estate at death automatically by establishing the Maryland Transfer-on-Death Deed Act. Under this law, homeowners may record a transfer-on-death deed naming one or more beneficiaries who automatically become owners of the property when the current owner dies without the need to open an estate and go through the probate process. This brings real estate in line with other assets, such as life insurance and retirement accounts, that already may be set up to pass directly to beneficiaries outside of the probate process.

Passed Bills

HB 1062 - Estates and Trusts - Jurisdiction Over Property of Minors or Disabled Persons - Authorized Transactions

Effective Date: October 1, 2026

House Bill 1062 expands existing court authority by allowing circuit courts, without appointing a guardian, to approve additional transactions for a minor or disabled person's interests. Specifically, courts may now authorize access to financial records and take actions needed to establish eligibility for government assistance programs on behalf of the minor or disabled person.

HB 1148/SB 765 - Property Taxes - Tax Sales, Legacy Protection Program, and Tax Credits

Effective Date: June 1, 2026

House Bill 1148 and Senate Bill 765 create the Legacy Protection Program within the State Department of Assessments and Taxation to help heirs secure legal ownership of inherited homes, prevent tax sales, and allow heirs to remain in their homes. The program provides grants for free legal assistance and financial help with probate-related costs for eligible heirs, prioritizing low-income, elderly, and disabled individuals. It also requires outreach, the creation of a simple probate guide, and allows qualifying heirs to receive homeowners' and homestead property tax credits for up to three years even if the title transfer is not yet complete.

HB 1345 - Maryland Trust Act - In Terrorem Clause - Void

Effective Date: July 1, 2026

House Bill 1345 extends existing protections against "no-contest" (in terrorem) clauses from wills to include trusts. If there is probable cause to challenge a trust, any clause penalizing a beneficiary for doing so is void. The law applies only to future cases and does not affect any actions arising before July 1, 2026.

Passed Bills

Financial Institutions

HB 38 - Financial Institutions - Licensing of Affiliated Insurance Producer-Mortgage Loan Originators - Alterations **Effective Date: October 1, 2026**

House Bill 38 expands eligibility for affiliated insurance producer-mortgage loan originator licensure to individuals who originate mortgage loans for mortgage lenders approved by the Commissioner of Financial Regulation. Individuals licensed under this authority must meet specified conditions and are subject to the same licensing standards and regulatory oversight that apply to similar originators affiliated with financial institutions.

HB 118/SB 261 - Maryland Money Transmission Act - Definition of Money Transmitter - Alteration **Effective Date: October 1, 2026**

House Bill 118 and Senate Bill 261 exempt traditional payroll processors from Maryland's money transmitter licensing requirements. A payroll processor acting as a designated agent of an employer is not considered a money transmitter if there is a written agreement authorizing the services, the employer represents the agent as providing payroll services on its behalf, and the employer remains legally responsible to employees and other payees if the agent fails to pass along funds.

HB 259/SB 43 - Financial Institutions - Maryland Community Investment Venture Fund and Regulation of Entities - Revisions **Effective Date: July 1, 2026**

House Bill 259 and Senate Bill 43 expand the MCIV Fund's purpose to include consumers, allow fund dollars to be distributed as grants, designate the fund as non-lapsing, permit administrative expenses, and extend the state's matching-investment deadline to June 30, 2030. They also revise assessment fee-offset credit rules for banks and credit unions, create new credits for institutions offering Maryland Opportunity Accounts, require OFR to cap credits based on deposit growth, update industry definitions and fee requirements, repeal obsolete fees, clarify who may conduct banking business in the State, and recognize cybersecurity incidents as a potential basis for emergency bank closures. MBA strongly supported this legislation.

Passed Bills

SB 94 - Commercial Law - Earned Wage Access - Revisions

Effective Date: October 1, 2026

Senate Bill 94 prohibits earned wage access providers and certain loan lenders from soliciting or accepting tips from consumers and requires any tips received to be returned within seven days. The bill also requires clear disclosure to consumers that tipping is not allowed and extends standard consumer protection and nondiscrimination requirements to earned wage access providers.

Housing

HB 130 - Task Force to Study Deed Fraud

Effective Date: October 1, 2026

House Bill 130 creates a Task Force to Study Deed Fraud to examine the scope and impact of deed fraud in Maryland. The task force will analyze incident data and victim impact, review how other states address deed fraud, identify common methods and trends, and develop recommendations for detection, prevention, and improved coordination among government agencies.

HB 200 - Sale of Residential Real Property - Required Flood Risk Disclosure

Effective Date: October 1, 2026

House Bill 200 requires the Maryland Department of the Environment to create and maintain a standard flood risk disclosure form for real estate transactions. Starting July 1, 2027, sellers must provide this completed disclosure to buyers before signing a sales contract and must also include a FEMA elevation certificate if one is available.

HB 548/SB 325 - Land Use - Permitting - Development Rights (Maryland Housing Certainty Act)

Effective Date: October 1, 2026

House Bill 548 and Senate Bill 325 lock in the laws and regulations that apply to a housing project at the time a complete application is submitted, preventing later rule changes from affecting approval or denial. Once a project is approved, the developer gains a vested right to proceed under that approval for at least five years, or longer if granted by the local government. The legislation also imposes application deadlines and delays the collection of impact fees and excise taxes until construction is complete.

Passed Bills



HB 573 - Fair Housing and Housing Discrimination - Regulations, Intent, and Discriminatory Effect

Effective Date: October 1, 2026

House Bill 573 updates Maryland housing discrimination law to prohibit actions that have a discriminatory effect, even without intent. However, an action is not a violation if it lacked discriminatory intent, was necessary to achieve a substantial and legitimate nondiscriminatory interest, and no less discriminatory alternative was available. The Maryland Commission on Civil Rights is responsible for enforcing these housing discrimination laws.

HB 894 - Land Use - Transit-Oriented Development - Alterations (Maryland Transit and Housing Opportunity Act)

Effective Date: October 1, 2026

House Bill 894 updates Maryland's laws supporting transit-oriented development (TOD) to encourage denser, mixed-use growth near transit stations. The bill allows TOD areas to be designated as enterprise zones, prioritizes certain transit-adjacent redevelopment projects for State financing, limits local off-street parking requirements near rail stations, and restricts local zoning limits on certain State- and transit-owned land covered by a TOD plan. It also requires rezonings to allow mixed-use development near qualifying transit stations and adjusts when development impact fees are collected for some residential projects.

SB 691 - Real Property - Termination of Residential Real Estate Contracts - Contingency Clauses

Effective Date: October 1, 2026

Senate Bill 691 changes how earnest money deposits are released when a homebuyer properly cancels a residential real estate contract. It allows a seller to give the trust money holder a copy of a notarized mediation request that was submitted to a mediator, rather than directly to the holder. The bill also speeds up the process by removing the 30-day waiting period—if the seller does not provide a court complaint or mediation request within 10 days, the trust money must be returned to the purchaser within 5 days, with notice to both parties.

Passed Bills

Tax

HB 753 - Tax Sales - Homeowner Protections - Revisions

Effective Date: October 1, 2026

House Bill 753 requires homes owned by individuals with a terminal illness or medical hardship to be withheld from tax sale and gives those homeowners priority access to Homeowner Protection Program. It also expands eligibility for the program by increasing the maximum assessed home value from \$300,000 to \$450,000. In addition, the bill directs the State Tax Sale Ombudsman to create a process allowing homeowners to formally designate a family member or other representative to work with the ombudsman on their behalf.

HB 933/SB 644 - Sales and Use Tax - Certificates Indicating Multiple Points of Use - Alterations

Effective Date: January 1, 2027

House Bill 933 and Senate Bill 644 update Maryland sales and use tax rules for MPU certificates. The bills require buyers authorized by the Comptroller to issue MPU certificates to provide them in the Comptroller-specified form to each vendor. Vendors must verify the certificate's authenticity, and once accepted, the certificate applies to future purchases until the buyer rescinds it or the vendor learns that the buyer's authorization has been revoked.

HB 1096 - Property Tax Credits - Notice Through Property Tax Bill

Effective Date: June 1, 2026

House Bill 1096 requires each county tax collector to include with the property tax bill a website address or quick-response (QR) code for a county government webpage that lists each property tax credit available to taxpayers in the county and a brief explanation of how to apply for tax credits.

HB 1142 - Task Force to Modernize County and Municipal Revenue Structures

Effective Date: July 1, 2026

House Bill 1142 creates a Task Force to Modernize County and Municipal Revenue Structures to study how local governments in Maryland raise revenue and to recommend potential changes or expansions to their authority to generate new revenue sources.

Passed Bills



Miscellaneous

HB 191 - Consumer Protection - Retail Transactions for Essential Consumer Goods - Cash Payments

Effective Date: October 1, 2026

House Bill 191 requires merchants to accept cash for essential consumer goods during normal business hours. Merchants may not refuse cash, force customers to use cards, or charge more for paying with cash than for a cashless transaction. The law includes specific exceptions and limits enforcement to a special penalty structure rather than full criminal enforcement under the Maryland Consumer Protection Act.

HB 1026/SB 893 - Business Regulation - Rounding Cash Transactions - Authorization

Effective Date: Upon Enactment (Emergency Bill)

House Bill 1026 and Senate Bill 893 allow merchants to round cash transaction amounts or change to the nearest five cents, and any amount added or subtracted due to this rounding is excluded from state sales and use tax. The legislation also overrides any local rules or regulations that conflict with these provisions.

SB 784 - Financial Institutions - Consumer Credit - Application of Licensing Requirements

Effective Date: July 1, 2026

Senate Bill 784 repeals a prior exemption that allowed certain purchasers of mortgages or installment loans to avoid consumer lender licensing requirements. The General Assembly states that the repeal is intended as a corrective clarification to undo a licensing exemption that was mistakenly enacted in 2025.

Acknowledgments

The Maryland Bankers Association extends its sincerest appreciation to the members of the MBA Government Relations Council (GRC), including GRC Chair Matt Calhoun, Executive Vice President - Retail Banking at M&T Bank, for their leadership, expertise, and steadfast engagement throughout the legislative process. The GRC serves as the Association's industry sounding board on legislative and regulatory matters and plays a critical role in shaping and guiding the advocacy priorities and strategies of the MBA Government Relations Team.

MBA also wishes to recognize the leadership of MBA Chair Christopher Holt, EVP, Market President of Orrstown Bank, for his continued guidance and commitment to advancing the interests of the banking industry. In addition, MBA acknowledges the tireless efforts and dedication of the Government Relations and Financial Services Teams at Gordon Feinblatt, LLC, including D. Robert Enten, Jason Weintraub, and Christopher Rahl.

Together, this team devoted countless hours to reviewing proposed legislation, drafting and negotiating amendments, and meeting with legislators and stakeholders to advocate effectively on behalf of Maryland's banking industry. Their collective efforts, collaboration, and persistence were instrumental in achieving a successful outcome for the industry during the 2026 legislative session.

