

MARYLAND'S FORECLOSURE REGISTRATION SYSTEM

INFORMATION FOR STATE AND LOCAL GOVERNMENT OFFICIALS

What is the Maryland Foreclosure Registration System (FRS)?

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

What information can government officials find in the FRS?

Notice of Foreclosure: Within 7 days after filing a foreclosure action in court, the foreclosure seller (typically, the secured party of the defaulted loan or an agent acting on their behalf) is required to submit:

- The property street address.
- Whether the property is vacant.
- Contact information for the foreclosure seller.
- Contact information for owner(s), if known.
- Contact information for the person(s) authorized to manage or maintain the property prior to the foreclosure sale, if known.

Foreclosed Property Registry: Within 30 days after a foreclosure sale, the purchaser of the foreclosed property (who may or may not be the secured party for the defaulted loan) must submit an initial registration that contains:

- The property street address.
- The date of the sale.
- Contact information for the purchaser.
- Contact information for the person authorized to accept legal service.
- Whether the property is vacant, if known.
- Contact information for the person who is responsible for the maintenance of the property, if known.

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Visit us at
www.labor.maryland.gov/finance



About Our Office

The Office of Financial Regulation is the primary regulator for state-chartered financial institutions and state-licensed financial service providers.

The Office's mission is to protect Marylanders through the operation of a modern financial regulatory system that promotes respect for consumers, safety and compliance, fair competition, responsible business innovation, and a strong state economy.

Wes Moore, *Governor*

Aruna Miller, *Lt. Governor*

Portia Wu, *Secretary, Maryland Department of Labor*

Antonio P. Salazar, *Commissioner of Financial Regulation*

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The foreclosure purchaser is responsible for updating the initial registration if there are any changes to the information. 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.

Who is responsible for oversight of the FRS?

The Office of Financial Regulation administers the FRS. The Maryland statutes that govern the notice and registration requirements for the FRS give the Commissioner of Financial Regulation 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 go to the FRS site (www.dllr.state.md.us/Foreclosuresystems) and follow the instructions under "Create Account".

Notices of Foreclosure and Foreclosed Property Registrations are not a public record and are not subject to public information requests. However, information about a specific property 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.

Questions for Our Office

For questions, please contact the Office of Financial Regulation by email at FinReg.ForeclosureSystems@maryland.gov or by phone at 410-230-6245.

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