

CHAPTER 628

(Senate Bill 393)

AN ACT concerning

Housing - Real Property Closing Costs

FOR the purpose of placing certain requirements and certain restrictions on lenders with regard to loans secured by real property mortgages on deeds of trust; prohibiting a lender from requiring the payment of interest in advance under certain circumstances; prohibiting the imposition of a collection fee or service charge on the maintenance of an escrow account under certain circumstances; requiring notice of certain lender-imposed fees; requiring documentation of certain lender-imposed fees if the fees exceed a certain amount; prohibiting imposition of a lender's inspection fee under certain circumstances; providing civil and criminal penalties for certain violations; defining certain terms; and generally relating to charges and fees of mortgage lenders.

BY repealing and reenacting, with amendments,

Article - Commercial Law
Section 12-103(b)(1)
Annotated Code of Maryland
(1983 Replacement Volume and 1985 Supplement)

BY repealing and reenacting, without amendments,

Article - Commercial Law
Section 12-109(a)(1) and (3)
Annotated Code of Maryland
(1983 Replacement Volume and 1985 Supplement)

BY adding to

Article - Commercial Law
Section 12-109.2, 12-119, 12-120, and 12-121, and 12-122
Annotated Code of Maryland
(1983 Replacement Volume and 1985 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article - Commercial Law

12-103.