

What Makes Maryland The Odd One Out?



It's The Only State In The Region With No Statute Of Limitations On Mortgage Foreclosures.

Help Maryland Join 47 Other States in Protecting Families' Homes.

Q: What Does This Bill Do?

A: As amended, this bill places a 10 year statute of limitations on mortgage foreclosures in Maryland.

Q: How Does This Statute Of Limitations Help Marylanders?

A: Statutes of limitations on mortgage foreclosures protect homeowners from unexpected foreclosures and certain predatory lending practices. By setting a clear deadline, these statutes ensure that lenders are held accountable for pursuing foreclosure actions within a reasonable timeframe, promoting fairness in the foreclosure process. These statutes can also help address the issue of zombie mortgages by prohibiting predatory debt collectors from foreclosing on forgotten debts from decades ago.

Q: Why Is This Needed?

A: In 2024, Maryland had the 7th highest number of foreclosures nationally. With foreclosures rising across the state, in 2025 Maryland now has the third highest number of foreclosures in the country. Historically, foreclosures hotspots have included Prince Georges county and Baltimore City.

Q: Do Other States Have Similar Protections?

A: Yes. In fact, Maryland is one of only three states in the country that does not have a statute of limitations for foreclosures. 47 other states have laws including a statute of limitation on mortgage foreclosures, with the average timeline being 12 years.

Q: How Do Our Neighbors Stack Up?

A: New Jersey - 6 Year SoL, Pennsylvania - 20 Year SoL, Virginia - 10 Year SoL, West Virginia - 5 Year SoL

Q: What Are Zombie Mortgages?

A: Zombie mortgages are mortgage debts that you might have thought were forgiven or satisfied long ago but that still exist. Old debts can be written off by the lender and sold for pennies on the dollar to debt collectors. Sometimes the mortgage company goes silent and stops sending statements or communicating with you altogether. Years later, a debt collector reaches out to collect on the debt, typically with added fees and years worth of interest. Because these mortgages seem to reappear after being considered "dead" or gone for so long, they're sometimes called "zombie" second mortgages.

With many Marylanders struggling with the cost of living, most families do not have the resources to pay off an unexpected \$80,000 debt. Without a statute of limitations on mortgage foreclosures, zombie mortgage purchasers can foreclose on these homes if homeowners are unable to pay off the debt.

Q: Is This Really A Problem In Maryland?

A: Yes, according to one NPR report, between 2019 and 2023, 700 foreclosure notices were sent to Maryland homeowners with "zombie" second mortgages.

Vote YES on HB769 with no weakening amendments