



COMMISSIONER OF FINANCIAL
REGULATION
ADVISORY NOTICE
REGULATORY ALERT



December 7, 2018

INDUSTRY ADVISORY

**UPDATES TO FORECLOSED PROPERTY REGISTRY – USER ACCOUNTS FOR NEW
FORECLOSURE REGISTRATION SYSTEM**

This advisory is to provide guidance regarding Chapters 348 and 349 of the Acts of 2018, House Bill 78/Senate Bill 222, [Md. Code Ann., [Real Property \(“RP”\) §14–126.1\(d\)\(5\)](#)], effective January 1, 2019; and to request that users of the Foreclosed Property Registry create accounts in the new Foreclosure Registration System prior to December 21, 2018.

Under RP §14–126.1(d)(5), the Department of Labor, Licensing and Regulation (the “Department”) is required to establish procedures that require a foreclosure purchaser, after submitting an initial registration, to submit to the Foreclosed Property Registry any change to certain information in that registration within 21 business days after this change is known to the purchaser. The information required to be updated is the following: the name and address of the person, including a substitute purchaser, who is authorized to accept legal service for the foreclosure purchaser; whether the foreclosed property is vacant; the name, telephone number, and street address of the person who is responsible for the maintenance of the property; and whether the foreclosure purchaser has possession of the property.

To incorporate the procedures required in RP §14–126.1(d)(5) and to provide for upgrades to the Foreclosed Property Registry database and user account structure, the Commissioner of Financial Regulation on behalf of the Department (the “Commissioner”) is migrating the data in the current [Foreclosed Property Registry](#) to the new [Foreclosure Registration System](#). The new Foreclosure Registration System is an integrated website for submission of those foreclosure-related notices and registrations mandated by Maryland law. At present, the Foreclosure Registration System accepts submissions for the Notice of Foreclosure Filing, pursuant to RP §14–126.2 (see previous [Industry Advisory](#) dated September 19, 2018, for additional information about this requirement). **On January 1, 2019, the Foreclosure Registration System will replace the current Foreclosed Property Registry and begin accepting foreclosed property registrations.** The Foreclosure Registration System will allow users to submit initial and final foreclosed property registrations, to update initial foreclosed property registrations pursuant to RP §14–126.1(d)(5), and to transfer initial and final foreclosed property registrations between company accounts.

The new Foreclosure Registration System requires that all users have an approved account prior to submitting any notice or registration. Persons that are employed by or otherwise representing a company or trust that is a lender, secured party, or purchaser of a foreclosed property will need a user account with an approved company to use the Foreclosure Registration System. A company account allows administrators within the company to have access to the accounts and submissions of all company users. More information about company accounts and user accounts can be found in the [System User Guide](#).

All users of the new Foreclosure Registration System will be required to create a user account, even if that user already has an account with the current Foreclosed Property Registry. **The Commissioner requests that users create their new accounts in the Foreclosure Registration System on or before December 21, 2018.** This will assist in the transition of legacy data from the current system to the new system. Please be aware that until January 1, 2019, all users should continue to submit initial and final foreclosed property registrations to the current Foreclosed Property Registry. The Commissioner will release a subsequent advisory with regards to accessing the foreclosed property registrations submitted prior to January 1, 2019.

The new Foreclosure Registration System is available at <https://www.dllr.state.md.us/ForeclosureSystems/>.

Instructions for creating user accounts are in the System User Guide are available at https://www.dllr.state.md.us/ForeclosureSystems/Documents/FRS_User_Guide.pdf or in the side menu on the Foreclosure Registration System website.

The Commissioner's staff, on behalf of the Department, is available to assist new users of the Foreclosure Registration System. Please contact staff at FinReg.ForeclosureSystems@maryland.gov or (410) 230-6245 for additional information or assistance.

NOTE: The [Notice of Intent to Foreclose](#) (NOI) required by RP §7-105.1 and COMAR 09.03.12.02 will also be migrated from the NOI electronic system to the new Foreclosure Registration System. The Commissioner anticipates this will occur in mid-2019. Continue to use the current NOI electronic system until further notice.



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