



COMMISSIONER OF FINANCIAL
REGULATION
ADVISORY NOTICE
REGULATORY ALERT



December 31, 2018

**MARYLAND FORECLOSURE REGISTRATION SYSTEM – NEW REQUIREMENTS FOR
FORECLOSED PROPERTY REGISTRATIONS**

This advisory provides guidance on using the Foreclosure Registration System as it relates to new requirements for foreclosed property registrations. This advisory is a follow-up to a previous Industry Advisory issued [December 7, 2018](#), which provides 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\(d\)\(5\)](#)].

On January 2, 2019 the Maryland [Foreclosure Registration System](#) will begin accepting foreclosed property registrations. The Foreclosure Registration System will have an integrated foreclosure registry, which will replace the current online [Foreclosed Property Registry](#) (referred to in this advisory as the “legacy registry” or “legacy Foreclosed Property Registry”). The legacy Foreclosed Property Registry will be phased out by the end of January 2019. *NOTE: The December 7, 2018 advisory named January 1 as the official start date for this new functionality; however because January 1 is a state holiday, the actual start date is January 2, 2019.*

Beginning January 2, 2019 all initial foreclosed property registrations must be submitted using the Foreclosure Registration System. Registrations must also be updated by the foreclosure purchaser pursuant to RP §14–126.1(d)(5). A procedural notice regarding this requirement is incorporated in the submission process for all initial registrations in the Foreclosure Registration System. Instructions for updating initial registrations will be in the revised [System User Guide](#), available on January 2, 2019.

The Commissioner of Financial Regulation on behalf of the Department of Labor, Licensing and Regulation (the “Commissioner”) expects the process for migrating property registrations from the legacy registry to the new system to be completed before the end of January 2019. Until the migration process is implemented, all users will continue to have access to their property registrations by logging on to the legacy Foreclosed Property Registry. Users will also continue to have the ability to submit a final registration for an initial registration in the legacy registry. Upon implementation of the migration process, a subsequent advisory will be issued with instructions for accessing legacy property registrations from the new system. Instructions will also be added to the System User Guide.

The Foreclosure Registration System will have a function for transferring foreclosed property registrations between company accounts. This function is pending release; the Commissioner expects it will be launched before the end of January 2019. Instructions for the transfer function will be added to the System User Guide.

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

Instructions for creating user accounts in the Foreclosure Registration System are in the System User Guide available at https://www.dllr.state.md.us/ForeclosureSystems/Documents/FRS_User_Guide.pdf and in the side menu on the Foreclosure Registration System website. The System User Guide will be revised on January 2, 2019 to include instructions for submitting initial and final foreclosed property registrations and for updating initial foreclosed property registrations pursuant to RP §14–126.1(d)(5).

The Commissioner’s staff is available to assist users of the Foreclosure Registration System. Please contact staff at FinReg.ForeclosureSystems@maryland.gov or (410) 230-6245 for assistance.

NOTE: Previous industry advisories regarding the Foreclosure Registration System were issued [December 7, 2018](#) and [September 19, 2018](#). Please refer to these advisories for additional information regarding the new foreclosed property registration requirements and the notice of foreclosure filing requirement.



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Questions? [Contact Us](#)