

HOUSE BILL 1456

I3, N1

6lr2624

By: **Delegates Embry, Boyce, Lehman, and Wu**

Introduced and read first time: February 13, 2026

Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Consumer Protection – Residential Property Advertisement – Ownership**
3 **Verification**

4 FOR the purpose of prohibiting a commercial entity from publishing or advertising
5 information on certain residential property unless the commercial entity verifies
6 that the person offering the property is the property’s legal owner, or the agent of
7 the legal owner; requiring the commercial entity to maintain the verification for a
8 certain period of time; requiring a commercial entity that publishes or advertises
9 certain residential property information in violation of this Act to remove the
10 publication or advertisement; establishing that a violation of this Act is an unfair,
11 abusive, or deceptive trade practice subject to enforcement and penalties under the
12 Maryland Consumer Protection Act; and generally relating to the advertisement of
13 residential property.

14 BY repealing and reenacting, with amendments,
15 Article – Commercial Law
16 Section 13–301(14)(xlvii)
17 Annotated Code of Maryland
18 (2025 Replacement Volume)

19 BY repealing and reenacting, without amendments,
20 Article – Commercial Law
21 Section 13–301(14)(xlviii)
22 Annotated Code of Maryland
23 (2025 Replacement Volume)

24 BY adding to
25 Article – Commercial Law
26 Section 13–301(14)(xlix) and 14–1330
27 Annotated Code of Maryland
28 (2025 Replacement Volume)

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



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

3 **Article – Commercial Law**

4 13–301.

5 Unfair, abusive, or deceptive trade practices include any:

6 (14) Violation of a provision of:

7 (xlvii) Title 14, Subtitle 50 of this article; [or]

8 (xlviii) Section 13–411.1(c)(2) of the Transportation Article; or

9 **(XLIX) SECTION 14–1330 OF THIS ARTICLE; OR**

10 **14–1330.**

11 **(A) IN THIS SECTION, “COMMERCIAL ENTITY” INCLUDES A SOCIAL MEDIA**
12 **PLATFORM.**

13 **(B) A COMMERCIAL ENTITY MAY NOT PUBLISH OR ADVERTISE**
14 **INFORMATION ON RESIDENTIAL PROPERTY AVAILABLE FOR LEASE OR SALE ON**
15 **BEHALF OF ANOTHER UNLESS THE COMMERCIAL ENTITY VERIFIES THAT THE**
16 **PERSON OFFERING THE RESIDENTIAL PROPERTY FOR LEASE OR SALE IS:**

17 **(1) THE LEGAL OWNER OF THE PROPERTY; OR**

18 **(2) AN AGENT OF THE LEGAL OWNER OF THE PROPERTY.**

19 **(C) A COMMERCIAL ENTITY SHALL MAINTAIN A VERIFICATION UNDER**
20 **SUBSECTION (B) OF THIS SECTION FOR AT LEAST 3 YEARS.**

21 **(D) A COMMERCIAL ENTITY THAT PUBLISHES OR ADVERTISES**
22 **INFORMATION IN VIOLATION OF SUBSECTION (B) OF THIS SECTION SHALL**
23 **PROMPTLY REMOVE THE PUBLICATION OR ADVERTISEMENT.**

24 **(E) A VIOLATION OF THIS SECTION IS:**

25 **(1) AN UNFAIR, ABUSIVE, OR DECEPTIVE TRADE PRACTICE WITHIN**
26 **THE MEANING OF TITLE 13 OF THIS ARTICLE; AND**

1 **(2) SUBJECT TO THE ENFORCEMENT AND PENALTY PROVISIONS**
2 **CONTAINED IN TITLE 13 OF THIS ARTICLE.**

3 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
4 October 1, 2026.