

Department of Legislative Services
Maryland General Assembly
2026 Session

FISCAL AND POLICY NOTE
First Reader

Senate Bill 784
Finance

(Senator Jackson)

Financial Institutions - Consumer Credit - Application of Licensing
Requirements

This bill repeals a provision that exempts, under specified conditions, a person that acquires a mortgage, a mortgage loan, or an installment loan from licensure as a consumer lender under Title 11 of the Financial Institutions Article. It is the intent of the General Assembly that the bill be construed as a clarifying corrective measure to repeal a provision of law erroneously enacted by Chapter 118 of 2025. **The bill takes effect July 1, 2026.**

Fiscal Summary

State Effect: The bill does not materially affect State operations or finances.

Local Effect: None.

Small Business Effect: None.

Analysis

Bill Summary/Current Law: Chapter 118, among other things, established that Title 11 of the Financial Institutions Article, (which governs licensing requirements for various types of consumer lenders) generally does not apply to a person that acquires or is assigned (in whole or in part): (1) a mortgage, if the person does not otherwise make mortgages; (2) a mortgage loan (as defined in the Maryland Mortgage Lender Law), if the person does not otherwise engage in the mortgage lending business; or (3) an installment loan, if the person relies on another person to service or collect on the loan and does not otherwise make installment loans. *The bill* repeals this provision.

Additional Information

Recent Prior Introductions: Similar legislation has not been introduced within the last three years.

Designated Cross File: None.

Information Source(s): Maryland Department of Labor; Department of Legislative Services

Fiscal Note History: First Reader - February 24, 2026
caw/mcr

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