COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND 2025 Legislative Session

Resolution No.	CR-120-2025	
Proposed by	Council Member Burroughs	
Introduced by	Council Members Burroughs, Ivey, Fisher, Olson, Watson, Adams-Stafford,	
	Dernoga and Oriadha	
Co-Sponsors		
Date of Introduc	ction October 7, 2025	
	RESOLUTION	
A RESOLUTION	concerning	
	State Action on Residential Foreclosures	
For the purpose of	furging the Maryland General Assembly, Attorney General, and Governor to	
ake immediate ac	tions to address the loss of community wealth and stability as a result of the	
growing residentia	al foreclosure crisis in the State of Maryland, and in Prince George's County in	
particular.		
WHEREAS, homeownership is key to building generational wealth in the Black		
community;		
WHEREAS, Prince George's County is a historical symbol for Black wealth, possessing a		
arge majority of t	he nation's Black middle-income Census tracts, and an emblem of Black	
success and gener	ational homeownership;	
WHEREAS, Prince George's County was an epicenter of the 2007-2010 foreclosure crisis,		
accounting for 319	% of foreclosure filings in the State in 2009;	
WHEREAS, due to that foreclosure crisis, Prince George's County residents have lost far		
more wealth than	residents in neighboring majority-white suburbs and have struggled to rehound	

whereas, due to that foreclosure crisis, Prince George's County residents have lost far more wealth than residents in neighboring majority-white suburbs and have struggled to rebound fully to address the racial wealth gap;

WHEREAS, on February 9, 2012, the federal government and 49 state attorneys general reached a \$25 billion settlement with the nation's five largest mortgage servicers to address mortgage loan servicing and foreclosure abuses, of which Maryland received nearly \$1 billion;

WHEREAS, in 2018, Prince George's County, along with Montgomery County, filed suit against Wells Fargo and Bank of America, alleging that the banks' discriminatory housing

practices resulted in increased numbers of foreclosures and home vacancies, harming the Counties through increased out-of-pocket costs for County services incurred for processing foreclosures, and the costs relating to the identification, maintenance, repair, monitoring and demolition of foreclosed, abandoned and/or vacant properties, and erosion of tax base;

WHEREAS, at the end of the first quarter of 2025, Maryland ranked third among all states for foreclosure rates, with approximately one in every 2,566 homes impacted by foreclosure filings;

WHEREAS, Prince George's County has the highest volume of foreclosures in the State of Maryland, accounting for 836 foreclosure events in the first quarter of 2025, approximately 25.4% of filings statewide, and 174,350 events from July 2021 to July 2025;

WHEREAS, the concentration of foreclosures in an area has been shown to reduce the value of neighboring properties, thereby having an adverse impact on the wealth of entire communities;

WHEREAS, reduced property values result in reduced property tax revenues, thereby having an adverse impact on the ability of local governments to provide needed services to residents;

WHEREAS, so-called "zombie mortgages" are mortgage debts that borrowers believed were forgiven or satisfied long ago but that still exist;

WHEREAS, zombie mortgages are a predatory practice disproportionately impacting Black and Hispanic homeowners, as home values have begun to rise;

WHEREAS, imposing a statute of limitations on foreclosures is an effective way to curb the practice of foreclosing on zombie mortgages;

WHEREAS, Maryland is one of only three states in the nation without a statute of limitations on foreclosures; and

WHEREAS, in 2025, House Bill 769, which would have established a 10-year statute of limitations for foreclosures in Maryland, passed unanimously in the House of Delegates, but was not enacted.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, Maryland, that the County Council calls on the Maryland General Assembly to enact legislation imposing a statute of limitations on foreclosures in the State.

BE IT FURTHER RESOLVED that the County Council calls on the Attorney General to

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investigate the practices of mortgage lenders with regard to borrowers in Prince George's County, specifically, and throughout the State of Maryland generally, to determine whether additional enforcement action is necessary.

BE IT FURTHER RESOLVED that the County Council urges the Governor to impose a temporary moratorium on residential foreclosures in Maryland while effective solutions to the problem are being developed.

Adopted this 7th day of October, 2025.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

	BY:
	Edward P. Burroughs III
	Chair
ATTEST:	
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Donna J. Brown	
Clerk of the Council	