

May 26, 1992

The Honorable Thomas V. Mike Miller, Jr.  
President of the Senate  
State House  
Annapolis, Maryland 21401

Dear Mr. President:

In accordance with Article II, Section 17 of the Maryland Constitution, I have today vetoed Senate Bill 310.

This bill would clarify that certain changes to an existing mortgage or deed of trust or to an obligation secured by an existing mortgage or deed of trust do not adversely affect the lien priority of the mortgage or deed of trust.

House Bill 962, which was passed by the General Assembly and signed by me on May 26, 1992, accomplishes the same purpose. Therefore, it is not necessary for me to sign Senate Bill 310.

Sincerely,  
William Donald Schaefer  
Governor

**Senate Bill No. 310**

AN ACT concerning

**Real Property – Priority of Liens**

FOR the purpose of clarifying that certain changes to an existing mortgage or deed of trust or to an obligation secured by an existing mortgage or deed of trust do not adversely affect the lien priority of the mortgage or deed of trust; and generally relating to priorities of liens on real estate.

BY adding to

Article – Real Property

Section 7-111

Annotated Code of Maryland

(1988 Replacement Volume and 1991 Supplement)

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

**Article – Real Property**

7-111.

(A) SUBJECT TO SUBSECTION (B) OF THIS SECTION, ANY CHANGE OR MODIFICATION TO A MORTGAGE OR DEED OF TRUST OR TO AN OBLIGATION SECURED BY A MORTGAGE OR DEED OF TRUST DOES NOT