
By: Delegate Bozman

Requested: August 29, 1996

Introduced and read first time: January 8, 1997

Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property - Worcester County - Recordation**

3 FOR the purpose of providing that in Worcester County recordation of instruments
4 affecting property by the Clerk of the Circuit Court may be done prior to transfer of
5 the property on the assessment records; providing for the transfer of the property
6 on the assessment records; and generally relating to recordation in Worcester
7 County.

8 BY repealing and reenacting, with amendments,
9 Article - Real Property
10 Section 3-104(a)
11 Annotated Code of Maryland
12 (1996 Replacement Volume and 1996 Supplement)

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

15 **Article - Real Property**

16 3-104.

17 (a) (1) Except as provided in paragraph (2) of this subsection, a deed or other
18 instrument which effects a change of ownership on the assessment books under the Tax -
19 Property Article may not be recorded until the property granted is transferred on the
20 assessment books or records of the county where the property is located to the grantee or
21 assignee named in the deed or other instrument. When submitting the deed or other
22 instrument for transfer on the assessment books, the person offering the deed or other
23 instrument, on request, shall mail or deliver to the person having charge of the assessment
24 books, a statement of any building and improvement on the property granted. When the
25 property is transferred on the assessment books, the person recording the transfer shall
26 evidence the fact of transfer on the deed or other instrument. This endorsement is
27 sufficient to authorize the recording of the deed or other instrument by the clerk of the
28 appropriate court.

29 (2) (I) THE PROVISIONS OF THIS PARAGRAPH APPLY ONLY IN THE
30 FOLLOWING JURISDICTIONS:

2

1 1. [In] Harford County; AND

2 2. WORCESTER COUNTY.

3 [(i)] (II) The Clerk of the Circuit Court may record an instrument that
4 effects a change of ownership if the instrument is:

5 1. Endorsed with the certificate of the [County Treasurer]
6 COLLECTOR OF TAXES OF THE COUNTY IN WHICH THE PROPERTY IS ASSESSED,
7 required under subsection (b) of this section; and

8 2. Accompanied by:

9 A. A complete intake sheet; and

10 B. A copy of the instrument, and any survey, for submission to
11 the Department of Assessments and Taxation[; and].

12 [(ii)] (III) The Supervisor of Assessments shall transfer ownership of
13 property in the assessment records, effective as of the date of recordation, upon receipt
14 from the Clerk of the Circuit Court of a copy of the instrument, the completed intake
15 sheet, and any survey submitted under subparagraph [(i)] (II) of this paragraph.

16 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
17 October 1, 1997.