

HOUSE BILL 1216

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2000 Regular Session
0lr2440
CF 0lr3067

By: **Delegate Krysiak**
Introduced and read first time: February 11, 2000
Assigned to: Economic Matters

Committee Report: Favorable with amendments
House action: Adopted
Read second time: March 14, 2000

CHAPTER _____

1 AN ACT concerning

2 **Baltimore City - Recordation of Deeds - Assessment Books**

3 FOR the purpose of providing that, in Baltimore City, recordation by the Clerk of the
4 Circuit Court of instruments affecting property may be done, under certain
5 circumstances, prior to the transfer of the property on the assessment records;
6 ~~providing for~~ requiring the formulation of certain procedures by certain officials
7 and agencies; and generally relating to recordation of deeds and other
8 instruments in Baltimore City.

9 BY repealing and reenacting, with amendments,
10 Article - Real Property
11 Section 3-104(a)
12 Annotated Code of Maryland
13 (1996 Replacement Volume and 1999 Supplement)

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

16 **Article - Real Property**

17 3-104.

18 (a) (1) Except as provided in paragraph (2) of this subsection, a deed or
19 other instrument which effects a change of ownership on the assessment books under
20 the Tax - Property Article may not be recorded until the property granted is
21 transferred on the assessment books or records of the county where the property is
22 located to the grantee or assignee named in the deed or other instrument. When
23 submitting the deed or other instrument for transfer on the assessment books, the

1 person offering the deed or other instrument, on request, shall mail or deliver to the
 2 person having charge of the assessment books, a statement of any building and
 3 improvement on the property granted. When the property is transferred on the
 4 assessment books, the person recording the transfer shall evidence the fact of transfer
 5 on the deed or other instrument. This endorsement is sufficient to authorize the
 6 recording of the deed or other instrument by the clerk of the appropriate court.

7 (2) (i) The provisions of this paragraph apply only in the following
 8 counties:

- 9 1. BALTIMORE CITY;
- 10 [1.] 2. Baltimore County;
- 11 [2.] 3. Carroll County;
- 12 [3.] 4. Cecil County;
- 13 [4.] 5. Charles County;
- 14 [5.] 6. Dorchester County;
- 15 [6.] 7. Harford County;
- 16 [7.] 8. Howard County;
- 17 [8.] 9. Montgomery County;
- 18 [9.] 10. St. Mary's County;
- 19 [10.] 11. Washington County; and
- 20 [11.] 12. Worcester County.

21 (ii) The Clerk of the Circuit Court may record an instrument that
 22 effects a change of ownership if the instrument is:

- 23 1. Endorsed with the certificate of the collector of taxes of the
 24 county in which the property is assessed, required under subsection (b) of this section;
 25 and
- 26 2. Accompanied by:
 - 27 A. A complete intake sheet; and
 - 28 B. A copy of the instrument, and any survey, for submission
 29 to the Department of Assessments and Taxation.

30 (iii) The Supervisor of Assessments shall transfer ownership of
 31 property in the assessment records, effective as of the date of recordation, upon

1 receipt from the Clerk of the Circuit Court of a copy of the instrument, the completed
2 intake sheet, and any survey submitted under subparagraph (ii) of this paragraph.

3 SECTION 2. AND BE IT FURTHER ENACTED, That the Clerk of Court of the
4 Circuit Court for Baltimore City, the Administrative Office of the Courts, the State
5 Department of Assessments and Taxation, and the ~~local collector of taxes for~~
6 ~~Baltimore City~~ Custodian of Records, Property Location Section, Baltimore City
7 Department of Public Works ~~may~~ shall formulate the procedures governing
8 recordation of instruments as authorized under this Act, so as to simplify the
9 procedures for recordation of instruments while ensuring the integrity of the land and
10 assessment records.

11 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect
12 October 1, 2000.