

Department of Legislative Services
Maryland General Assembly
2026 Session

FISCAL AND POLICY NOTE
Third Reader

Senate Bill 760

(Senators Watson and West)

Judicial Proceedings

Economic Matters

Real Property - Recordation and Land Records - Revisions

This bill (1) repeals a requirement that a printed deed or other instrument offered for recordation include certain margins and (2) requires a clerk of the circuit court to date each change or correction made to information in the general alphabetical index on the horizontal line on which the change or correction was made.

Fiscal Summary

State Effect: The bill is not anticipated to materially affect State operations or finances.

Local Effect: The bill is not anticipated to materially affect local government operations or finances.

Small Business Effect: None.

Analysis

Current Law: Clerks of the circuit courts are generally responsible for the recording of land records. Any printed deed or other instrument submitted for recordation must satisfy certain formatting requirements before being recorded, including a requirement for the instrument to include a three-inch margin at the top of the first page and one-inch margins on the left and right sides of each page of the instrument for official use.

Each clerk of the circuit court must create and maintain a complete alphabetical index of every recorded deed and other instrument, as further specified in statute.

Additional Information

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

Designated Cross File: HB 951 (Delegate Holmes) - Economic Matters.

Information Source(s): Judiciary (Administrative Office of the Courts); Department of Legislative Services

Fiscal Note History: First Reader - February 23, 2026
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Analysis by: Donovan A. Ham

Direct Inquiries to:
(410) 946-5510
(301) 970-5510