

SB 0760 Real Property - Recordation and Land Records - Revisions

Judiciary – March 5, 2026

Sponsors: Senators Watson & West

Position: Favorable

Testimony of Mahasin El Amin, Clerk of the Circuit Court, Prince George's County.

Thank you, Chair Smith and members of the committee, for this opportunity to testify in support of SB 760. For the record, my name is Mahasin El Amin, Clerk of the Circuit Court for Prince George's County. I am speaking on behalf of all 24 Clerks of Court.

I support SB 760 because it removes a three-inch margin requirement. Several title companies have implemented this rule by shrinking the entire first page of the land record instrument which in turn makes the type on the first page so small that often the instrument is barely readable. Additionally, the Clerks can charge three times normal recording fee if the margin requirements are not adhered too. However, our current recording systems do not allow us to effectively charge such fee. Eliminating the three-inch margin will alleviate those issues and will not impact the overall recordation of the document.

We have also added language that will track changes and corrections to the General Alphabetical Index so that accurate tracking of the changes made to the land records can be documented completely. The tracking language was inadvertently removed in a previous bill and we need it to be reinstated to allow for complete and accurate title searches.

I ask for a favorable report on SB 760, and I would like to thank Senators Watson and West for sponsoring this bill. Thank you for the opportunity to comment, and I am available if you have any questions.