

Testimony SB 760 Real Property-Recordation and Lan

Uploaded by: Mahasin El Amin

Position: FAV

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.

MLTA SB760 testimony (Support).pdf

Uploaded by: Mark Glazer

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To: Members of the Senate Judicial Proceedings Committee
From: MLTA Legislative Committee
Date: March 3, 2026 [Hearing date: March 5, 2025]
Subject: **Senate Bill 760 Real Property - Recordation and Land Records - Revisions**
Position: **Support**

The Maryland Land Title Association (MLTA) is a professional organization working on behalf of title industry service providers and consumers and is comprised of agents, abstractors, attorneys, and underwriters. **MLTA SUPPORTS Senate Bill 760 Real Property - Recordation and Land Records - Revisions.**

MLTA has worked with the Circuit Court Clerks' Association, and is supportive of its goals to ameliorate the process of recording documents in the Land Records. It has been the experience in the industry that certain of the requirements implemented last year have proved problematic in practice, and we join with the Clerks' Association in requesting the changes this bill makes to the prior legislation.