

Department of Fiscal Services
Maryland General Assembly

FISCAL NOTE

House Bill 1274 (Delegate McKee)
Economic Matters

**Real Property - Actions to Invalidate Confirmatory Deeds for Ingress or Egress
Easements - Attorney's Fees**

This bill allows a plaintiff, in an action to invalidate a confirmatory deed, to recover the costs and expenses of litigation, including reasonable attorney's fees, if a confirmatory deed (1) was recorded for the purpose of clarifying the location or existence of an easement for ingress or egress; (2) erroneously described an easement for ingress or egress on land in which the plaintiff has a property interest; and (3) was recorded without the plaintiff's consent.

The bill applies to any confirmatory deed recorded before or filed after the bill's October 1, 1997 effective date.

Fiscal Summary

State Effect: None. This bill would not directly affect governmental finances.

Local Effect: None.

Small Business Effect: None. This bill would not directly affect small businesses.

Information Sources: Judiciary (Administrative Office of the Courts), Department of Assessments and Taxation, Department of Fiscal Services

Fiscal Note History: First Reader - March 11, 1997
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