

Chapter 423

**(Senate Bill 154)**

AN ACT concerning

**Real Property – Recordation of Deeds – Assignments of Rents and Assignments of Leases for Security Purposes**

FOR the purpose of exempting an assignment of rents and an assignment of leases from certain requirements related to recordation; authorizing a certain assignment of rents or an assignment of leases to be recorded without a certain certification; and generally relating to assignments of rents and assignments of leases for security purposes.

BY repealing and reenacting, without amendments,

Article – Real Property  
Section 1–101(a) and (c)  
Annotated Code of Maryland  
(2015 Replacement Volume and 2019 Supplement)

BY repealing and reenacting, with amendments,

Article – Real Property  
Section 3–104(f)(1)  
Annotated Code of Maryland  
(2015 Replacement Volume and 2019 Supplement)

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

**Article – Real Property**

1–101.

(a) In this article the following words have the meanings indicated unless otherwise apparent from context.

(c) “Deed” includes any deed, grant, mortgage, deed of trust, lease, assignment, and release, pertaining to land or property or any interest therein or appurtenant thereto, including an interest in rents and profits from rents.

3–104.

(f) (1) (i) In this paragraph, “under the attorney’s supervision” includes review of an instrument by the certifying attorney.

(ii) A deed other than a mortgage, A deed of trust, **AN ASSIGNMENT**

**OF RENTS OR AN ASSIGNMENT OF LEASES FOR SECURITY PURPOSES**, or an assignment or A release of a mortgage or A deed of trust may not be recorded unless it bears:

1. The certification of an attorney admitted to the Bar of this State that the instrument has been prepared by the attorney or under the attorney's supervision; or

2. A certification by a party named in the instrument that the instrument was prepared by that party.

(iii) A mortgage, A deed of trust, **AN ASSIGNMENT OF RENTS OR AN ASSIGNMENT OF LEASES FOR SECURITY PURPOSES**, or an assignment or A release of a mortgage or A deed of trust prepared by any attorney or one of the parties named in the instrument may be recorded without the certification required under subparagraph (ii) of this paragraph.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2020.

**Enacted under Article II, § 17(c) of the Maryland Constitution, May 8, 2020.**