

# HOUSE BILL 1023

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By: **Delegates Hutchinson and Adams**

Introduced and read first time: February 3, 2025

Assigned to: Environment and Transportation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Environment – Wetlands – Landward Boundaries**

3 FOR the purpose of requiring certain land created under a tidal wetlands license to be  
4 described in a certain manner; requiring the Department of the Environment to  
5 update, to a certain standard, the landward boundaries of certain wetlands following  
6 the completion of improvements consisting of certain shoreline stabilization  
7 measures; and generally relating to wetlands.

8 BY repealing and reenacting, with amendments,

9 Article – Environment

10 Section 16–103

11 Annotated Code of Maryland

12 (2014 Replacement Volume and 2024 Supplement)

13 BY adding to

14 Article – Environment

15 Section 16–206

16 Annotated Code of Maryland

17 (2014 Replacement Volume and 2024 Supplement)

18 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

19 That the Laws of Maryland read as follows:

20 **Article – Environment**

21 16–103.

22 (a) Except as specifically provided in this title, a riparian owner may not be  
23 deprived of any right, privilege, or enjoyment of riparian ownership that the riparian owner  
24 had prior to July 1, 1970.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (b) The provisions of this title do not transfer the title or ownership of any land  
2 or interest in land.

3 (c) ANY FAST LAND CREATED UNDER A TIDAL WETLANDS LICENSE SHALL  
4 BE DESCRIBED BY METES AND BOUNDS.

5 **16-206.**

6 (A) (1) FOLLOWING THE COMPLETION OF ANY IMPROVEMENTS  
7 CONSISTING OF SHORELINE STABILIZATION MEASURES AUTHORIZED UNDER §  
8 16-201(C) OF THIS SUBTITLE, THE DEPARTMENT SHALL PRECISELY UPDATE THE  
9 LANDWARD BOUNDARIES OF THE RELEVANT WETLANDS.

10 (2) THE LANDWARD BOUNDARIES OF THE WETLANDS SHALL BE  
11 SHOWN ON SUITABLE MAPS OR AERIAL PHOTOGRAPHS ON A SCALE OF 1 INCH TO 200  
12 FEET.

13 (B) THE DEPARTMENT SHALL ADOPT REGULATIONS TO CARRY OUT THE  
14 PROVISIONS OF THIS SECTION.

15 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
16 October 1, 2025.