

Chapter 750

(Senate Bill 651)

AN ACT concerning

Real Property – Transfer-on-Death Deed – Establishment

FOR the purpose of altering the Maryland Uniform Disclaimer of Property Interests Act to provide for the disclaimer of nonprobate transfers at death; providing for the creation, revocation, recordation, and effects of a transfer-on-death deed for real property; providing example forms for the creation and revocation of a transfer-on-death deed; altering certain recording requirements for the clerks of the circuit court; exempting a certain transfer-on-death deed from certain property transfer taxes; providing for the retroactive application of this Act to ~~life estate deeds with powers transfer-on-death deeds~~ executed prior to the effective date of this Act for a transferor who dies on or after the effective date of this Act; and generally relating to ~~life estate deeds with powers~~ transfer-on-death deeds.

BY adding to

Article – Estates and Trusts

Section 1–402 to be under the amended subtitle “Subtitle 4. Nontestamentary Transfers”

Annotated Code of Maryland

(2022 Replacement Volume and 2025 Supplement)

BY repealing and reenacting, without amendments,

Article – Estates and Trusts

Section 9–201(a) and (b) and 9–209(a)

Annotated Code of Maryland

(2022 Replacement Volume and 2025 Supplement)

BY repealing and reenacting, with amendments,

Article – Estates and Trusts

Section 9–209(e) and (f) and 9–212

Annotated Code of Maryland

(2022 Replacement Volume and 2025 Supplement)

BY repealing and reenacting, with amendments,

Article – Real Property

Section 3–104

Annotated Code of Maryland

(2023 Replacement Volume and 2025 Supplement)

BY adding to

Article – Real Property

Section 14–1001 through ~~14–1013~~ 14–1014 to be under the new subtitle “Subtitle 10.
Maryland Transfer–on–Death Deed Act”
Annotated Code of Maryland
(2023 Replacement Volume and 2025 Supplement)

BY adding to

Article – Tax – Property
Section 12–108(ii), 13–207(a)(27), and 13–414
Annotated Code of Maryland
(2019 Replacement Volume and 2025 Supplement)

BY repealing and reenacting, with amendments,

Article – Tax – Property
Section 13–207(a)(25) and (26)
Annotated Code of Maryland
(2019 Replacement Volume and 2025 Supplement)

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

Article – Estates and Trusts

Subtitle 4. [Multiple–Party Accounts] **NONTESTAMENTARY TRANSFERS.**

1–402.

(A) A TRANSFER–ON–DEATH DEED MADE IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 14, SUBTITLE 10 OF THE REAL PROPERTY ARTICLE IS EFFECTIVE ACCORDING TO THE PROVISIONS OF THAT SUBTITLE.

(B) TRANSFERS OF REAL PROPERTY UNDER TITLE 14, SUBTITLE 10 OF THE REAL PROPERTY ARTICLE ARE EFFECTIVE AS PROVIDED UNDER THAT SUBTITLE AND ARE NOT TESTAMENTARY.

9–201.

(a) In this subtitle the following words have the meanings indicated.

(b) “Beneficiary designation” means an instrument, other than an instrument creating a trust, naming the beneficiary of:

- (1) An annuity or insurance policy;
- (2) An account with a designation for payment on death;

- (3) A security registered in beneficiary form;
- (4) A pension, profit-sharing, retirement, or other employment-related benefit plan; or
- (5) Any other nonprobate transfer at death.

9-209.

(a) Subject to subsections (b) through (k) of this section, delivery of a disclaimer may be effected by personal delivery, first-class mail, or any other method likely to result in its receipt.

(e) In the case of an interest created by a beneficiary designation [made] **THAT IS DISCLAIMED** before [the time] the designation becomes irrevocable, [a] **THE** disclaimer shall be delivered to the person making the beneficiary designation.

(f) In the case of an interest created by a beneficiary designation [made] **THAT IS DISCLAIMED** after [the time] the designation becomes irrevocable[, a]:

(1) THE disclaimer OF AN INTEREST IN PERSONAL PROPERTY shall be delivered to the person obligated to distribute the interest; **AND**

(2) THE DISCLAIMER OF AN INTEREST IN REAL PROPERTY MUST BE RECORDED IN THE LAND RECORDS OF THE COUNTY WHERE THE REAL PROPERTY THAT IS THE SUBJECT OF THE DISCLAIMER IS LOCATED.

9-212.

(a) If an instrument transferring an interest in or power over property subject to a disclaimer is required or permitted by law to be filed, recorded, or registered, the disclaimer may be filed, recorded, or registered.

(b) [Failure] **EXCEPT AS PROVIDED UNDER § 9-209(F)(2) OF THIS SUBTITLE, FAILURE** to file, record, or register the disclaimer does not affect its validity.

Article – Real Property

3-104.

(a) (1) **(I) [The] EXCEPT AS PROVIDED IN SUBPARAGRAPH (II) OF THIS PARAGRAPH, THE** clerk of the circuit court may record an instrument that effects a change of ownership if the instrument is:

[(i)] 1. Endorsed with the certificate of the collector of taxes of the county in which the property is assessed, required under subsection (b) of this section;

[(ii)] 1.] 2. A. Accompanied by a complete intake sheet; or

[2.] B. Endorsed by the assessment office for the county as provided in subsection (g)(8) of this section; and

[(iii)] 3. Accompanied by a copy of the instrument, and any survey, for submission to the Department of Assessments and Taxation.

(II) THE REQUIREMENTS OF SUBPARAGRAPH (I)1 AND 2B OF THIS PARAGRAPH DO NOT APPLY TO THE RECORDATION OF A TRANSFER-ON-DEATH DEED OR A REVOCATION OF A TRANSFER-ON-DEATH DEED EXECUTED IN ACCORDANCE WITH TITLE 14, SUBTITLE 10 OF THIS ARTICLE.

(2) (I) [The] **EXCEPT AS PROVIDED UNDER SUBPARAGRAPH (II) OF THIS PARAGRAPH,** THE Supervisor of Assessments shall transfer ownership of property in the assessment records, effective as of the date of recordation, on receipt from the clerk of the circuit court of a copy of the instrument, the completed intake sheet, and any survey submitted under paragraph (1) of this subsection or documents received through an electronic recordation system.

(II) PROVIDED THAT THERE IS NOT A REVOCATION OF A TRANSFER-ON-DEATH DEED DESIGNATING A BENEFICIARY RECORDED SUBSEQUENT TO THE RECORDATION OF A TRANSFER-ON-DEATH DEED, OWNERSHIP OF A PROPERTY THAT IS THE SUBJECT OF THE TRANSFER-ON-DEATH DEED MAY BE TRANSFERRED IN THE ASSESSMENT RECORDS TO THE DESIGNATED BENEFICIARY ONLY FOLLOWING THE DEATH OF THE TRANSFEROR NAMED ON THE TRANSFER-ON-DEATH DEED.

(b) (1) (i) Except as provided in subsection (c) of this section, property may not be transferred on the assessment books or records until:

1. All public taxes, assessments, and charges currently due and owed on the property have been paid to the treasurer, tax collector, or director of finance of the county in which the property is assessed; and

2. All taxes on personal property in the county due by the transferor have been paid when all land owned by the transferor in the county is being transferred.

(ii) The certificate of the collecting agent designated by law, showing that all taxes, assessments, and charges have been paid, shall be endorsed on the deed, and the endorsement shall be sufficient authority for transfer on the assessment books.

(2) (i) Except as provided in subsection (c) of this section, in Allegany, Cecil, Charles, Dorchester, Harford, Howard, Kent, Queen Anne's, Somerset, and St. Mary's counties no property may be transferred on the assessment books or records until:

1. All public taxes, assessments, any charges due a municipal corporation, and charges due on the property have been paid as required by law; and

2. All taxes on personal property in the county due by the transferor have been paid when all land owned by the transferor in the county and municipal corporation is being transferred.

(ii) The certificate of the collecting agent and municipal corporation designated by law showing that all taxes, assessments, and charges have been paid, shall be endorsed on the deed and the endorsement shall be sufficient authority for transfer on the assessment books.

(3) (i) On request, the treasurer, tax collector, or director of finance for a county shall issue to the requester a certificate clearly enumerating by type and amount any public taxes, assessments, and charges due to the county or municipality against a property located in the county or municipality.

(ii) A certificate issued under this paragraph shall bar any charge or assessment against the property levied on a bona fide purchaser for value with no notice of the charge or assessment prior to the purchase of the property.

(iii) A collecting agent presented with a certificate issued under this paragraph within 45 days after issuance shall endorse the deed as required under paragraph (1)(ii) or (2)(ii) of this subsection on payment of all charges set forth in the certificate and any applicable transfer or recordation taxes.

(iv) A county or municipality may collect a fee of up to \$55 for the issuance of a certificate under this paragraph.

(v) The payment of a fee and the issuance of a certificate under this paragraph may not preclude a claim by a county or municipality to payment of a charge or assessment against:

1. The owner of the property at the time of the issuance of the certificate; or

2. A person who acquires the property with knowledge of the charge or assessment.

(vi) Each treasurer, tax collector, or director of finance of a county shall adopt procedures to implement the requirements of this paragraph, including procedures for obtaining a statement on a certificate issued under this paragraph of all taxes, assessments, and charges due to a municipality on the transfer of ownership of a property.

(c) (1) (i) 1. The requirements for prepayment of personal property taxes in subsection (b) of this section do not apply to grants of land made:

A. By or on behalf of any mortgagee, lien creditor, trustee of a deed of trust, judgment creditor, trustee in bankruptcy or receiver, and any other court-appointed officer in an insolvency or liquidation proceeding; or

B. By a deed in lieu of foreclosure to any holder of a mortgage or deed of trust or to the holder's assignee or designee.

2. The requirements for payment of real property taxes in subsection (b) of this section do not apply to grants of land that transfer residential real property from the estate of a decedent to an heir or a legatee of the decedent, if the heir or legatee of the decedent enters into a payment plan to pay all public taxes, assessments, and charges currently due and owed on the property with:

A. The county or municipal corporation to which the taxes, assessments, and charges are due; or

B. The State Tax Sale Ombudsman.

3. The collector of taxes for the county or municipal corporation to which the taxes, assessments, or charges are due shall provide the heir or legatee of a decedent to whom property is transferred under subparagraph 2 of this subparagraph with the toll-free telephone number and website address of the State Tax Sale Ombudsman and a brief description of the services and programs available through the Ombudsman's office.

4. When an heir or a legatee of a decedent enters into a payment plan with a county, a municipal corporation, or the State Tax Sale Ombudsman under subparagraph 2 of this subparagraph, the collector of taxes for the county or municipal corporation or the State Tax Sale Ombudsman shall provide the heir or legatee with an affidavit of the payment plan, which the heir or legatee shall provide to the Clerk of the Circuit Court to record an instrument transferring ownership to the heir or legatee.

(ii) Notwithstanding any other provision of law, and except as provided in subparagraph (iii) of this paragraph, after the recordation of a deed or other instrument that effects a grant of land described in subparagraph (i)1 of this paragraph, the land shall be free and clear of, and unencumbered by, any lien or claim of lien for any unpaid taxes on personal property.

(iii) Subparagraph (ii) of this paragraph does not apply to:

1. Any lien for unpaid taxes on personal property that attached to the land by recording and indexing a notice as provided in § 14–804(b) of the Tax – Property Article prior to the recording of the mortgage, lien, deed of trust, or other encumbrance giving rise to the grant of land described in subparagraph (i)1 of this paragraph; or

2. Unpaid taxes on personal property owed by the transferee or subsequent owner of the land after a grant of land described in subparagraph (i)1 of this paragraph.

(iv) This paragraph does not affect the rights of the personal property tax lienholder to make a claim to any surplus proceeds from a judicial sale of land resulting in a grant of land described in subparagraph (i)1 of this paragraph.

(2) Subsection (b) of this section does not apply in Charles, St. Mary’s, Dorchester, Harford, Howard, Kent, Prince George’s, Worcester, Carroll, Montgomery, Frederick and Washington counties to any deed executed as a mere conduit or for convenience in holding and passing title, known popularly as a straw deed or, as provided in § 4–108 of this article, a deed making a direct grant in lieu of a straw deed, or to a deed which is a supplementary instrument merely confirming, correcting, or modifying a previously recorded deed, if there is no actual consideration paid or to be paid for the execution of the supplementary instrument.

(3) Subsection (b) of this section does not apply in Baltimore City and Anne Arundel, Baltimore, Carroll, Frederick, St. Mary’s, or Washington counties to any deed transferring property to the county when the controller or treasurer of the county has certified that the conveyance does not impair the security for any public taxes, assessments, and charges due on the remaining property of the grantor.

(4) (i) Property may be transferred on the assessment books or records in July, August, or September if instead of paying the taxes required under subsection (b)(1) of this section on a property transfer by assumption, a lender or the attorney handling the transfer of title files with the county treasurer, tax collector, or director of finance of the county in which the property is assessed a statement that certifies that the lender maintains a real estate tax escrow account.

(ii) Upon receipt of the statement required in subparagraph (i) of this paragraph, the county treasurer, tax collector, or director of finance shall endorse on the deed an appropriate certification and the endorsement shall be sufficient authority for transfer on the assessment books.

(5) (i) Except as provided in subparagraph (ii) of this paragraph, at the time of transfer of real property subject to a semiannual payment schedule for the payment

of property taxes, only those semiannual payments that are due for the current taxable year under § 10–204.3 of the Tax – Property Article must be paid prior to the transfer of the property.

(ii) The semiannual payments that are due for the current taxable year under § 10–204.3 of the Tax – Property Article are not required to be paid before the transfer of the property if:

1. The property is residential real property that is being transferred from the estate of a decedent to an heir or a legatee of the decedent; and

2. The heir or legatee of the decedent enters into a payment plan to pay all public taxes, assessments, and charges currently due and owed on the property with:

A. The county or municipal corporation to which the taxes, assessments, and charges are due; or

B. The State Tax Sale Ombudsman.

(iii) The collector of taxes for the county or municipal corporation to which the taxes, assessments, or charges are due shall provide the heir or legatee of a decedent to whom property is transferred under subparagraph (ii) of this paragraph with the toll-free telephone number and website address of the State Tax Sale Ombudsman and a brief description of the services and programs available through the Ombudsman's office.

(iv) When an heir or a legatee of a decedent enters into a payment plan with a county, a municipal corporation, or the State Tax Sale Ombudsman under subparagraph (ii) of this paragraph, the collector of taxes for the county or municipal corporation or the State Tax Sale Ombudsman shall provide the heir or legatee with an affidavit of the payment plan, which the heir or legatee shall provide to the Clerk of the Circuit Court to record an instrument transferring ownership to the heir or legatee.

(6) (i) The requirements for payment of real property taxes in subsection (b) of this section do not apply to a grant of land that is subject to a payment plan for property taxes with a county, a municipal corporation, or the State Tax Sale Ombudsman if the grantee enters into an agreement with the county, municipal corporation, or the State Tax Sale Ombudsman to assume the grantor's obligations under the payment plan.

(ii) The collector of taxes for the county or municipal corporation or the State Tax Sale Ombudsman shall provide the grantee with an affidavit of the payment plan, which the grantee shall provide to the Clerk of the Circuit Court to record an instrument transferring ownership to the grantee.

(d) (1) Every deed or other instrument offered for recordation shall have the name of each person typed or printed directly above or below the signature of the person.

(2) If a typed or printed name is not provided as required in this subsection, the clerk shall make reasonable efforts to determine the correct name under which the deed or other instrument shall be indexed.

(e) (1) (i) Any printed deed or other instrument offered for recordation shall:

1. Be printed in not less than 8 point type and in black letters and be on white paper of sufficient weight and thickness to be clearly readable. If the deed or other instrument is wholly typewritten or typewritten on a printed form, the typewriting shall be in black letters, in not less than elite type and on white paper of sufficient weight or thickness as to be clearly readable. The foregoing provisions do not apply to manuscript covers or backs customarily used on documents offered for recordation. The recording charge for any instrument not conforming to these requirements shall be three times the normal amount charged. In any clerk's office where the deeds or other instruments are scanned, no instrument on which a rider has been placed or attached in a manner obscuring, hiding, or covering any other part of the instrument may be offered or received for record. No instrument not otherwise readily subject to scanning may be offered or received for record until three times the normal recording charge is paid to the clerk and unless an affidavit, black type on white paper, is attached and made a part of the document stating the kind of instrument, the date, the parties to the transaction, description of the property, and all other pertinent data; and

2. Include at least a 3-inch margin at the top of the first page and 1-inch margins on the left and right sides of each page of the instrument for official use.

(ii) After any document has been recorded in one county, a certified copy of the recorded document may be recorded in any other county.

(2) A certified copy of any document from a state, commonwealth, territory, or possession of the United States, or the District of Columbia that would otherwise be recordable under Maryland law may be recorded in this State, if the document contains:

(i) An original certification made by the clerk or other governmental official having responsibility for the certification or authentication of recorded documents in the jurisdiction where the document is recorded; and

(ii) An indication of the recording reference and court or other public registry where the original document is recorded.

(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, an assignment of a lease 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, an assignment of a lease 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.

(2) Every deed recorded in Prince George's County shall contain a reference to the election district in which the property described in the deed is located.

(3) Every deed or other instrument recorded in Talbot County shall have written, typed, or printed on its back, to be readily visible when folded for filing in the appropriate drawer or file, the name of every party to the deed or other instrument and the nature or character of the instrument.

(4) **(I) THIS PARAGRAPH DOES NOT APPLY TO A TRANSFER-ON-DEATH DEED EXECUTED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 14, SUBTITLE 10 OF THIS ARTICLE.**

(II) No deed granting property lying within the boundaries of any sanitary district operated by the County Commissioners of Worcester County may be accepted by the Clerk of the Circuit Court for recording unless the deed is marked by the county to indicate that every assessment or charge currently due and owed to the county with respect to the property described in the deed has been paid.

(5) **(I)** In Frederick County, if the property to be transferred is a subdivision, which is being dissected from a larger tract of land, then every public tax, assessment, and charge due on the larger tract shall be paid before the property is transferred on the assessment books or land records.

(II) Notwithstanding any other provision of this section, in Frederick County the certificate of the Treasurer and the appropriate municipal tax collector, if the property is within an incorporated town or city, showing that every tax has been paid shall be endorsed on the deed. The endorsement is sufficient authority for transfer on the assessment books or land records.

(6) Every deed granting a right-of-way or other easement to a public utility, public agency, or a department or agency of the State shall contain an accurate and definite description as well as a reference to the liber and folio where the servient land was granted and a recitation of the grantors, grantees, and the date of the reference deed.

(g) (1) This subsection does not apply to:

(i) An assignment of a mortgage or if presented for recordation, an assignment of a deed of trust;

(ii) A release of a deed of trust or mortgage;

(iii) A substitution of trustees on a deed of trust;

(iv) A power of attorney;

(v) A financing statement or an amendment, continuation, release, or termination of a financing statement recorded in land records; or

(vi) A restrictive covenant modification executed under § 3-112 of this subtitle.

(2) Except as provided in paragraph (1) of this subsection, each deed or other instrument affecting property and presented for recordation shall be:

(i) Accompanied by a complete intake sheet, on the form that the Administrative Office of the Courts provides; or

(ii) Endorsed as provided under paragraph (8) of this subsection.

(3) A complete intake sheet shall:

(i) Describe the property by at least one of the following property identifiers:

1. The property tax account identification number, if any, or in Montgomery County, any parcel identifier required under § 3-501 of this title, if different from the tax account number;

2. The street address, if any;

3. If the property is a lot within a subdivided tract, the lot and block designation, or in Baltimore City, the current land record block number;

4. If the property is part of a tract that has been subdivided informally and there is neither an assigned tax account identification number for the parcel nor a lot and block designation, then the street address, if any, or the amount of acreage; or

5. If the property consists of multiple parcels, the designation “various lots of ground” or the abbreviation “VAR. L.O.G.”;

(ii) Name each grantor, donor, mortgagor, and assignor and each grantee, donee, mortgagee, and assignee;

(iii) State the type of instrument;

(iv) State the amount of consideration payable, including the amount of any mortgage or deed of trust indebtedness assumed, or the principal amount of debt secured;

(v) State the amount of recording charges due, including the land records surcharge and any transfer and recordation taxes;

(vi) Identify, by citation or explanation, each claimed exemption from recording taxes;

(vii) For an instrument effecting a change in ownership, state a tax bill mailing address; and

(viii) Indicate the person to whom the instrument is to be returned.

(4) An intake sheet may request any other information that the Administrative Office of the Courts considers necessary in expediting transfers of property or recording and indexing of instruments.

(5) A clerk may not charge any fee for recording an intake sheet.

(6) **(I) [A] EXCEPT AS PROVIDED IN SUBPARAGRAPH (II) OF THIS PARAGRAPH,** A clerk may not refuse to record an instrument that does not effect a change of ownership on the assessment books solely because it is not accompanied by an intake sheet.

(II) A CLERK MAY REFUSE TO RECORD A TRANSFER-ON-DEATH DEED EXECUTED IN ACCORDANCE WITH TITLE 14, SUBTITLE 10 OF THIS ARTICLE IF IT IS NOT ACCOMPANIED BY AN INTAKE SHEET.

(7) A clerk may refuse to record a deed or instrument that effects a change of ownership on the assessment rolls if the instrument is not accompanied by a complete

intake sheet or endorsed as transferred on the assessment books by the assessment office for the county where the property is located.

(8) (i) **THIS PARAGRAPH DOES NOT APPLY TO A TRANSFER-ON-DEATH DEED EXECUTED IN ACCORDANCE WITH TITLE 14, SUBTITLE 10 OF THIS ARTICLE.**

(II) If a deed or other instrument that effects a change in ownership is submitted for transfer on the assessment books without an intake sheet, the person offering the deed or other instrument shall mail or deliver to the person having charge of the assessment books the information required on the intake sheet.

[(ii)] (III) When property is transferred on the assessment books under this paragraph:

1. The transfer shall be to the grantee or assignee named in the deed or other instrument; and

2. The person recording the transfer shall evidence the fact of the transfer on the deed or other instrument.

[(iii)] (IV) An endorsement under this paragraph is sufficient to authorize the recording of the deed or other instrument by the clerk of the appropriate court.

(9) A clerk may not record an instrument that effects a real property lease dealing in natural gas and oil unless the instrument is accompanied by a complete intake sheet.

(10) (i) An intake sheet shall be recorded immediately after the instrument it accompanies.

(ii) The intake sheet is not part of the instrument and does not constitute constructive notice as to the contents of the instrument.

(iii) ~~1. THIS SUBPARAGRAPH DOES NOT APPLY TO A TRANSFER-ON-DEATH DEED.~~

~~2.~~ The lack of an intake sheet does not affect the validity of any conveyance, lien, or lien priority based on recordation of an instrument.

SUBTITLE 10. MARYLAND TRANSFER-ON-DEATH DEED ACT.

14-1001.

(A) IN THIS SUBTITLE THE FOLLOWING TERMS HAVE THE MEANINGS INDICATED.

(B) “BENEFICIARY” MEANS A PERSON THAT RECEIVES REAL PROPERTY UNDER A TRANSFER-ON-DEATH DEED.

(C) “DESIGNATED BENEFICIARY” MEANS A PERSON DESIGNATED TO RECEIVE REAL PROPERTY IN A TRANSFER-ON-DEATH DEED.

(D) (1) “JOINT OWNER” MEANS AN INDIVIDUAL WHO OWNS PROPERTY CONCURRENTLY WITH ONE OR MORE OTHER INDIVIDUALS WITH A RIGHT OF SURVIVORSHIP.

(2) “JOINT OWNER” INCLUDES:

(I) A JOINT TENANT; AND

(II) ~~AN OWNER OF COMMUNITY PROPERTY WITH A RIGHT OF SURVIVORSHIP; AND~~

~~(III)~~ A TENANT BY THE ENTIRETY.

(3) “JOINT OWNER” DOES NOT INCLUDE A TENANT IN COMMON ~~OR OWNER OF COMMUNITY PROPERTY WITHOUT A RIGHT OF SURVIVORSHIP.~~

(E) “PROPERTY” MEANS AN INTEREST IN REAL PROPERTY LOCATED IN THE STATE THAT IS TRANSFERABLE ON THE DEATH OF THE OWNER.

(F) “TRANSFEROR” MEANS AN INDIVIDUAL WHO MAKES A TRANSFER-ON-DEATH DEED.

(G) “TRANSFER-ON-DEATH DEED” MEANS A DEED AUTHORIZED UNDER THIS SUBTITLE.

14-1002.

THIS SUBTITLE DOES NOT:

(1) AFFECT ANY METHOD OF TRANSFERRING PROPERTY OTHERWISE ALLOWED UNDER THE LAWS OF THE STATE; OR

(2) LIMIT THE RIGHT OF ANY PERSON TO MAINTAIN A CIVIL ACTION FOR DAMAGES OR OTHER REMEDIES OTHERWISE AVAILABLE UNDER ANY OTHER PROVISION OF LAW.

14-1003.

(A) AN OWNER OF PROPERTY MAY TRANSFER THE PROPERTY TO ONE OR MORE BENEFICIARIES EFFECTIVE AT THE TRANSFEROR'S DEATH BY A TRANSFER-ON-DEATH DEED.

(B) (1) A TRANSFER-ON-DEATH DEED THAT DESIGNATES MULTIPLE BENEFICIARIES MAY TRANSFER OWNERSHIP OF THE PROPERTY TO THE BENEFICIARIES UNDER ANY FORM OF TENANCY INDICATED IN THE TRANSFER-ON-DEATH DEED.

(2) IF THE TRANSFER-ON-DEATH DEED DOES NOT INDICATE A FORM OF TENANCY, TITLE TO THE PROPERTY SHALL BE CONVEYED TO THE DESIGNATED BENEFICIARIES ON THE DEATH OF THE OWNER OR, IF THERE ARE MULTIPLE OWNERS, ON THE DEATH OF THE LAST SURVIVING OWNER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.

14-1004.

(A) A TRANSFER-ON-DEATH DEED IS NONTESTAMENTARY.

(B) A TRANSFER-ON-DEATH DEED IS REVOCABLE EVEN IF THE DEED OR ANOTHER INSTRUMENT CONTAINS A CONTRARY PROVISION.

(C) THE CAPACITY REQUIRED TO MAKE OR REVOKE A TRANSFER-ON-DEATH DEED IS THE SAME AS THE CAPACITY REQUIRED TO MAKE A WILL.

14-1005.

(A) EXCEPT AS PROVIDED IN SUBSECTION (B) OF THIS SECTION, A TRANSFER-ON-DEATH DEED SHALL COMPLY WITH § 4-101 OF THIS ARTICLE.

(B) A TRANSFER-ON-DEATH DEED SHALL STATE THAT THE TRANSFER TO THE DESIGNATED BENEFICIARY IS TO OCCUR AT THE TRANSFEROR'S DEATH.

14-1006.

(A) A TRANSFER-ON-DEATH DEED IS EFFECTIVE IF, PRIOR TO THE DEATH OF THE TRANSFEROR, IT IS RECORDED IN THE LAND RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED IN ACCORDANCE WITH § 3-104 OF THIS ARTICLE.

(B) A TRANSFER-ON-DEATH DEED IS EFFECTIVE WITHOUT:

(1) NOTICE OR DELIVERY TO OR ACCEPTANCE BY A DESIGNATED BENEFICIARY DURING THE TRANSFEROR'S LIFE; OR

(2) CONSIDERATION.

14-1007.

DURING A TRANSFEROR'S LIFE, A TRANSFER-ON-DEATH DEED DOES NOT:

(1) AFFECT AN INTEREST OR A RIGHT OF THE TRANSFEROR OR ANY OTHER OWNER, INCLUDING THE RIGHT TO TRANSFER OR ENCUMBER THE PROPERTY;

(2) AFFECT AN INTEREST OR A RIGHT OF A TRANSFEREE, EVEN IF THE TRANSFEREE HAS ACTUAL OR CONSTRUCTIVE NOTICE OF THE TRANSFER-ON-DEATH DEED;

(3) AFFECT AN INTEREST OR A RIGHT OF A SECURED OR UNSECURED CREDITOR OR FUTURE CREDITOR OF THE TRANSFEROR, EVEN IF THE CREDITOR HAS ACTUAL OR CONSTRUCTIVE NOTICE OF THE TRANSFER-ON-DEATH DEED;

(4) AFFECT THE TRANSFEROR'S OR DESIGNATED BENEFICIARY'S ELIGIBILITY FOR ANY FORM OF PUBLIC ASSISTANCE;

(5) CREATE A LEGAL OR EQUITABLE INTEREST IN FAVOR OF ANY DESIGNATED BENEFICIARY; OR

(6) SUBJECT THE PROPERTY TO CLAIMS OR PROCESS OF A CREDITOR OF ANY DESIGNATED BENEFICIARY.

14-1008.

(A) SUBJECT TO SUBSECTION (C) OF THIS SECTION, ~~PRIOR TO THE DEATH OF THE TRANSFEROR,~~ THE TRANSFEROR MAY REVOKE A PREVIOUSLY RECORDED TRANSFER-ON-DEATH DEED, OR ANY PART OF THAT RECORDED

TRANSFER-ON-DEATH DEED, BY RECORDING IN THE LAND RECORDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED, BEFORE THE DEATH OF THE TRANSFEROR, AN EXECUTED AND ACKNOWLEDGED:

(1) TRANSFER-ON-DEATH DEED THAT REVOKES THE DEED OR PART OF THE DEED EXPRESSLY OR BY INCONSISTENCY;

(2) INSTRUMENT OF REVOCATION THAT EXPRESSLY REVOKES THE DEED OR PART OF THE DEED; OR

(3) INTER VIVOS DEED THAT ~~EXPRESSLY~~ REVOKES THE TRANSFER-ON-DEATH DEED OR PART OF THE DEED EXPRESSLY OR BY INCONSISTENCY.

(B) AFTER A TRANSFER-ON-DEATH DEED IS RECORDED, IT MAY NOT BE REVOKED BY:

(1) A REVOCATORY ACT ON THE DEED; OR

(2) A TESTAMENTARY DOCUMENT EXECUTED BY THE TRANSFEROR, EVEN IF THE TESTAMENTARY DOCUMENT IS EXECUTED AFTER THE DATE OF RECORDATION OF THE TRANSFER-ON-DEATH DEED.

(C) IF A TRANSFER-ON-DEATH DEED IS MADE BY MORE THAN ONE TRANSFEROR:

(1) REVOCATION BY A TRANSFEROR DOES NOT AFFECT THE DEED AS TO THE INTEREST OF ANOTHER TRANSFEROR; AND

(2) A DEED BY JOINT OWNERS IS REVOKED ONLY IF IT IS REVOKED BY ALL LIVING JOINT OWNERS.

(D) THIS SECTION DOES NOT LIMIT THE EFFECT OF AN INTER VIVOS TRANSFER OF THE PROPERTY.

14-1009.

(A) (1) EXCEPT AS OTHERWISE PROVIDED IN THE TRANSFER-ON-DEATH DEED OR IN THIS SECTION, THIS SECTION APPLIES ON THE DEATH OF A TRANSFEROR TO PROPERTY THAT IS THE SUBJECT OF A TRANSFER-ON-DEATH DEED OWNED BY THE TRANSFEROR AT DEATH, SUBJECT TO THE LIMITATIONS UNDER:

(I) TITLE 3, SUBTITLE 3 OF THE ESTATES AND TRUSTS ARTICLE (STATUTORY SHARE OF PRETERMITTED CHILD AND ISSUE);

(II) TITLE 3, SUBTITLE 4 OF THE ESTATES AND TRUSTS ARTICLE (ELECTIVE SHARE OF SURVIVING SPOUSE);

(III) SECTION 4-105(B)(3) AND (4) OF THE ESTATES AND TRUSTS ARTICLE (REVOCATION BY SUBSEQUENT MARRIAGE FOLLOWED BY A CHILD OR BY DIVORCE);

(IV) SECTION 4-403 OF THE ESTATES AND TRUSTS ARTICLE (LAPSE);

(V) SECTION 11-112 OF THE ESTATES AND TRUSTS ARTICLE (DISQUALIFICATION FROM INHERITING PROPERTY OR AN INTEREST IN PROPERTY FOR FELONIOUSLY AND INTENTIONALLY KILLING, CONSPIRING TO KILL, OR PROCURING THE KILLING OF A DECEDENT); AND

(VI) TITLE 10, SUBTITLE 8 OF THE COURTS ARTICLE (SIMULTANEOUS DEATH).

(2) (I) THE INTEREST IN THE PROPERTY IS TRANSFERRED TO A DESIGNATED BENEFICIARY IN ACCORDANCE WITH THE TRANSFER-ON-DEATH DEED ON THE DEATH OF THE TRANSFEROR IF THE BENEFICIARY SURVIVES THE TRANSFEROR.

(II) IF THE DESIGNATED BENEFICIARY DOES NOT SURVIVE THE TRANSFEROR AND THE TRANSFEROR HAS PROVIDED FOR AN ALTERNATE DESIGNATED BENEFICIARY IN THE TRANSFER-ON-DEATH DEED, THE INTEREST IN THE PROPERTY IS TRANSFERRED TO A SURVIVING ALTERNATE DESIGNATED BENEFICIARY IN ACCORDANCE WITH THE TRANSFER-ON-DEATH DEED ON THE DEATH OF THE TRANSFEROR.

(III) THE INTEREST OF ANY DESIGNATED BENEFICIARY WHO FAILS TO SURVIVE THE TRANSFEROR LAPSES.

(IV) A TRANSFER-ON-DEATH DEED MAY PROVIDE FOR SUCCESSIVE ALTERNATE DESIGNATED BENEFICIARIES.

(B) (1) SUBJECT TO TITLE 3, SUBTITLE 2 OF THIS ARTICLE, A BENEFICIARY TAKES THE PROPERTY TRANSFERRED BY THE TRANSFER-ON-DEATH DEED SUBJECT TO ALL CONVEYANCES, ENCUMBRANCES, ASSIGNMENTS,

CONTRACTS, MORTGAGES, LIENS, AND ANY OTHER SECURITY AGREEMENTS, AS DEFINED IN § 9-102 OF THE COMMERCIAL LAW ARTICLE, THAT THE PROPERTY IS SUBJECT TO AT THE TRANSFEROR'S DEATH.

(2) FOR PURPOSES OF THIS SUBSECTION, THE DELIVERY OF THE TRANSFER-ON-DEATH DEED IS DEEMED TO HAVE OCCURRED AT THE TRANSFEROR'S DEATH.

(C) A TRANSFER-ON-DEATH DEED TRANSFERS PROPERTY WITHOUT COVENANT OR WARRANTY OF TITLE EVEN IF THE TRANSFER-ON-DEATH DEED CONTAINS A CONTRARY PROVISION.

~~(D) IF THE TRANSFEROR HAS IDENTIFIED TWO OR MORE DESIGNATED BENEFICIARIES TO RECEIVE CONCURRENT INTERESTS IN THE PROPERTY, THE CONCURRENT INTERESTS ARE TRANSFERRED TO THE BENEFICIARIES AS JOINT TENANTS WITH A RIGHT OF SURVIVORSHIP.~~

~~(E)~~ (1) IF A TRANSFEROR IS A JOINT OWNER AND IS SURVIVED BY ONE OR MORE JOINT OWNERS, THE PROPERTY THAT IS THE SUBJECT OF THE TRANSFER-ON-DEATH DEED BELONGS TO THE SURVIVING JOINT OWNER OR OWNERS WITH RIGHT OF SURVIVORSHIP.

(2) IF A TRANSFEROR IS A JOINT OWNER AND IS THE LAST SURVIVING JOINT OWNER, THE TRANSFER-ON-DEATH DEED IS EFFECTIVE ON THE DEATH OF THE LAST SURVIVING JOINT OWNER.

14-1010.

ANY BENEFICIARY MAY DISCLAIM ALL OR PART OF THE BENEFICIARY'S INTEREST AS PROVIDED UNDER THE MARYLAND UNIFORM DISCLAIMER OF PROPERTY INTERESTS ACT, TITLE 9, SUBTITLE 2 OF THE ESTATES AND TRUSTS ARTICLE.

14-1011.

(A) THIS SUBTITLE GOVERNS THE EFFECT OF THE FORM TRANSFER-ON-DEATH DEED PROVIDED IN THIS SECTION.

(B) (1) AN INDIVIDUAL MAY ESTABLISH A TRANSFER-ON-DEATH DEED BY EXECUTING, ACKNOWLEDGING, AND RECORDING A FORM TRANSFER-ON-DEATH DEED.

(2) THE FORM TRANSFER-ON-DEATH DEED SHALL:

(I) BE RECORDED IN ACCORDANCE WITH THE POLICIES AND PROCEDURES ESTABLISHED BY THE CLERK OF THE CIRCUIT COURT BEFORE THE TRANSFEROR’S DEATH; AND

(II) STATE THAT THE TRANSFER TO THE BENEFICIARY OCCURS AT THE TRANSFEROR’S DEATH.

(C) THE FOLLOWING FORM MAY BE USED TO CREATE A TRANSFER-ON-DEATH DEED:

“FORM TRANSFER-ON-DEATH DEED

NOTICE TO OWNER

YOU SHOULD CAREFULLY READ ALL INFORMATION ON ~~THE OTHER SIDE OF THIS FORM~~ AND THE “COMMON QUESTIONS ABOUT THE USE OF THIS FORM” DOCUMENT.

YOU MAY WANT TO CONSULT A LAWYER BEFORE USING THIS FORM.

THIS FORM IS FOR CURRENT PROPERTY OWNERS. IF NOT ALL CURRENT OWNERS ARE SIGNING THIS FORM, YOUR NAME HAS CHANGED SINCE YOU ACQUIRED THE PROPERTY, OR YOU WISH TO NAME MULTIPLE PEOPLE TO OWN THE PROPERTY IN THE FUTURE, CONSULTATION WITH A LAWYER IS STRONGLY ADVISED. USE OF THIS FORM FOR MORE COMPLEX SITUATIONS THAN PROVIDED FOR IN THE FORM MAY HAVE UNINTENDED CONSEQUENCES.

THIS FORM MUST BE NOTARIZED AND RECORDED IN EACH COUNTY (OR BALTIMORE CITY) IN WHICH THE PROPERTY IS LOCATED BEFORE YOUR DEATH, OR IT WILL NOT BE EFFECTIVE. ~~THE WITNESSES AND NOTARY PUBLIC CANNOT BE RELATIVES OR BENEFICIARIES OF THE OWNER(S) OR NAMED BENEFICIARIES~~ A RELATIVE OF ANY BENEFICIARY OR OWNER.

PLEASE ATTACH AND RECORD ADDITIONAL PAGES IF THE REQUESTED INFORMATION DOES NOT FIT ON THIS FORM.

IDENTIFYING INFORMATION

OWNER(S) MAKING THIS DEED:

PRINTED NAME

MAILING ADDRESS

PRINTED NAME

MAILING ADDRESS

LEGAL DESCRIPTION OF THE PROPERTY:

BENEFICIARIES

NOTE: IF THIS FORM NAMES MULTIPLE PRIMARY BENEFICIARIES OR ALTERNATE BENEFICIARIES AND DOES NOT INDICATE A DIFFERENT FORM OF OWNERSHIP, THE PROPERTY WILL BE TRANSFERRED TO THEM AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.

PRIMARY BENEFICIARY OR BENEFICIARIES

I DESIGNATE THE FOLLOWING ~~BENEFICIARY IF THE BENEFICIARY SURVIVES~~ BENEFICIARY OR BENEFICIARIES IF THE BENEFICIARY OR BENEFICIARIES SURVIVE ME.

PRINTED NAME

MAILING ADDRESS, IF AVAILABLE

PRINTED NAME

MAILING ADDRESS, IF AVAILABLE

ALTERNATE BENEFICIARY – OPTIONAL

IF MY PRIMARY BENEFICIARY ~~DOES~~ OR BENEFICIARIES DO NOT SURVIVE ME, I DESIGNATE THE FOLLOWING ALTERNATE BENEFICIARY IF THAT BENEFICIARY SURVIVES ME.

PRINTED NAME

MAILING ADDRESS, IF AVAILABLE

TRANSFER ON DEATH

AT MY DEATH, I TRANSFER MY INTEREST IN THE DESCRIBED PROPERTY TO THE BENEFICIARIES AS DESIGNATED ABOVE.

BEFORE MY DEATH, I HAVE THE FULL RIGHT TO REVOKE THIS DEED.

SIGNATURE OF OWNER OR OWNERS MAKING THIS DEED

SIGNATURE (SEAL) _____
DATE

PRINTED NAME

SIGNATURE (SEAL) _____
DATE

PRINTED NAME

PREPARER

I HEREBY CERTIFY THAT THIS REVOCABLE TRANSFER-ON-DEATH DEED WAS PREPARED BY _____, (OWNER/PRIMARY BENEFICIARY/ALTERNATE BENEFICIARY), A PARTY TO THIS INSTRUMENT.

SIGNATURE: _____

PRINTED NAME: _____

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THE ___ DAY OF ___, 20___, BY

SIGNATURE OF NOTARIAL OFFICER

TITLE OF OFFICE

STAMP

MY COMMISSION EXPIRES: _____”.

(D) THE FOLLOWING INFORMATIONAL SHEET MAY BE USED TO EXPLAIN THE FORM FOR TRANSFER-ON-DEATH DEED:

COMMON QUESTIONS ABOUT THE USE OF THIS FORM

THIS INFORMATIONAL SHEET SHOULD NOT BE RECORDED WITH A TRANSFER-ON-DEATH DEED AT THE DEPARTMENT OF LAND RECORDS IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT.

SHOULD I CONSULT AN ATTORNEY PRIOR TO COMPLETING THIS FORM? IT IS ALWAYS RECOMMENDED THAT YOU SPEAK WITH AN ATTORNEY BEFORE SIGNING A DEED, AND THIS FORM MAY NOT BE APPROPRIATE FOR ALL CIRCUMSTANCES. THIS FORM MAY NOT BE APPROPRIATE IF YOUR NAME IS NOT ON THE CURRENT DEED TO THE PROPERTY, YOUR CURRENT LEGAL NAME IS DIFFERENT THAN YOUR NAME ON THE CURRENT DEED, YOU OWN THE PROPERTY WITH OTHER INDIVIDUALS, OR YOU WANT TO NAME MULTIPLE PEOPLE TO INHERIT YOUR PROPERTY TOGETHER.

WHAT DOES THE TRANSFER-ON-DEATH DEED DO? WHEN YOU DIE, THIS DEED TRANSFERS THE DESCRIBED PROPERTY, SUBJECT TO CERTAIN SECURITY AGREEMENTS ON THE PROPERTY, SUBJECT TO ANY LIENS, MORTGAGES, OR OTHER ENCUMBRANCES ON THE PROPERTY AT YOUR DEATH. PROBATE IS NOT REQUIRED. THE TRANSFER-ON-DEATH DEED HAS NO EFFECT UNTIL YOU DIE. YOU CAN REVOKE IT AT ANY TIME. YOU ARE ALSO FREE TO TRANSFER THE PROPERTY TO SOMEONE ELSE DURING YOUR LIFETIME. IF YOU DO NOT OWN ANY INTEREST IN THE PROPERTY WHEN YOU DIE, THIS DEED WILL HAVE NO EFFECT.

HOW DO I MAKE A TRANSFER-ON-DEATH DEED? COMPLETE THIS FORM. HAVE IT ACKNOWLEDGED BEFORE A NOTARY PUBLIC OR OTHER INDIVIDUAL AUTHORIZED UNDER LAW TO TAKE ACKNOWLEDGMENTS. RECORD THE FORM IN EACH COUNTY WHERE ANY PART OF THE PROPERTY IS LOCATED. THE FORM HAS NO EFFECT UNLESS IT IS ACKNOWLEDGED AND RECORDED BEFORE YOUR DEATH.

IS THE “LEGAL DESCRIPTION” OF THE PROPERTY NECESSARY? YES.

HOW DO I FIND THE “LEGAL DESCRIPTION” OF THE PROPERTY? THIS INFORMATION MAY BE ON THE DEED YOU RECEIVED WHEN YOU BECAME AN OWNER OF THE PROPERTY AND MAY BE FOUND IN A PARAGRAPH THAT STARTS WITH THE WORDS “BEGINNING” OR “BEING”. THIS INFORMATION MAY ALSO BE AVAILABLE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE COUNTY WHERE THE PROPERTY IS LOCATED. IF YOU ARE NOT ABSOLUTELY SURE, CONSULT A LAWYER.

WHAT HAPPENS IF I SELECT MULTIPLE BENEFICIARIES? IF THIS FORM NAMES MULTIPLE PRIMARY AND/OR ALTERNATE BENEFICIARIES AND YOU DO NOT INDICATE A DIFFERENT FORM OF OWNERSHIP, THE PROPERTY WILL BE TRANSFERRED TO THEM AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP. IF YOU ARE NOT SURE WHETHER THIS IS THE APPROPRIATE OWNERSHIP STRUCTURE FOR YOUR BENEFICIARIES, CONSULT WITH AN ATTORNEY.

CAN I CHANGE MY MIND BEFORE I RECORD THE TRANSFER-ON-DEATH DEED? YES. IF YOU HAVE NOT YET RECORDED THE DEED AND WANT TO CHANGE YOUR MIND, SIMPLY TEAR UP OR OTHERWISE DESTROY THE DEED.

WHICH CONTROLS AT MY DEATH, MY WILL OR THE TRANSFER-ON-DEATH DEED? THE TRANSFER-ON-DEATH DEED CONTROLS OVER A CONTRARY INSTRUCTION IN A WILL.

HOW DO I “RECORD” THE TRANSFER-ON-DEATH DEED? TAKE THE COMPLETED AND ACKNOWLEDGED FORM TO THE CLERK OF THE CIRCUIT COURT FOR THE COUNTY WHERE THE PROPERTY IS LOCATED. FOLLOW THE INSTRUCTIONS GIVEN BY THE CLERK’S OFFICE TO MAKE THE FORM PART OF THE OFFICIAL PROPERTY RECORDS. IF THE PROPERTY IS IN MORE THAN ONE COUNTY, YOU SHOULD RECORD THE DEED IN EACH COUNTY.

DOES A TRANSFER-ON-DEATH DEED HELP AVOID INHERITANCE TAXES? NO. YOUR BENEFICIARY MAY NEED TO PAY INHERITANCE TAXES AS A RESULT OF THE TRANSFER-ON-DEATH DEED. IF YOU HAVE QUESTIONS RELATED TO INHERITANCE TAXES, CONSULT A LAWYER.

CAN I LATER REVOKE THE TRANSFER-ON-DEATH DEED IF I CHANGE MY MIND? YES. YOU CAN REVOKE THE TRANSFER-ON-DEATH DEED. NO ONE, INCLUDING THE BENEFICIARIES, CAN PREVENT YOU FROM REVOKING THE DEED.

HOW DO I REVOKE THE TRANSFER-ON-DEATH DEED AFTER IT IS RECORDED? THERE ARE THREE WAYS TO REVOKE A RECORDED TRANSFER-ON-DEATH DEED: (1) COMPLETE AND ACKNOWLEDGE A REVOCATION FORM, AND RECORD IT IN EACH COUNTY WHERE THE PROPERTY IS LOCATED. (2) COMPLETE AND ACKNOWLEDGE A NEW TRANSFER-ON-DEATH DEED THAT DISPOSES OF THE SAME PROPERTY, AND RECORD IT IN EACH COUNTY WHERE THE PROPERTY IS LOCATED. (3) TRANSFER THE PROPERTY TO SOMEONE ELSE DURING YOUR LIFETIME BY A RECORDED DEED THAT EXPRESSLY REVOKES THE TRANSFER-ON-DEATH DEED. YOU MAY NOT REVOKE THE TRANSFER-ON-DEATH DEED BY WILL.

I AM BEING PRESSURED TO COMPLETE THIS FORM. WHAT SHOULD I DO? DO NOT COMPLETE THIS FORM UNDER PRESSURE. SEEK HELP FROM A TRUSTED FAMILY MEMBER, FRIEND, OR LAWYER.

DO I NEED TO TELL THE BENEFICIARIES ABOUT THE TRANSFER-ON-DEATH DEED? NO, BUT IT IS STRONGLY RECOMMENDED. ~~SECRET~~ NON-DISCLOSURE CAN CAUSE LATER COMPLICATIONS AND MIGHT MAKE IT EASIER FOR OTHERS TO COMMIT FRAUD.

COULD A TRANSFER-ON-DEATH DEED I RECORD TODAY BE AFFECTED IF I DIVORCE LATER OR GET MARRIED AND HAVE CHILDREN? YES. IF YOU CREATE A TRANSFER-ON-DEATH DEED THAT NAMES YOUR SPOUSE AS THE BENEFICIARY WHILE YOU ARE MARRIED AND YOU LATER DIVORCE OR YOUR MARRIAGE IS ANNULLED, THE TRANSFER-ON-DEATH DEED WILL BE CONSIDERED TO BE AUTOMATICALLY REVOKED. ADDITIONALLY, IF YOU RECORD A TRANSFER-ON-DEATH DEED NAMING ANY BENEFICIARY AND LATER MARRY AND HAVE CHILDREN WITH YOUR FUTURE SPOUSE BY BIRTH, ADOPTION, OR LEGITIMATION, YOUR TRANSFER-ON-DEATH DEED WILL BE CONSIDERED TO BE AUTOMATICALLY REVOKED.

AS A BENEFICIARY, WHAT DO I DO ONCE THE OWNER HAS DIED? YOU WILL AUTOMATICALLY RECEIVE THE PROPERTY WHEN THE OWNER DIES, UNLESS YOU FOLLOW MARYLAND'S PROCEDURE TO DISCLAIM YOUR INTEREST. YOU MAY WISH TO EXECUTE AND RECORD A TRANSFER-ON-DEATH NOTIFICATION OF DEATH FORM TO SHOW THAT YOU ARE NOW THE RIGHTFUL OWNER OF THE PROPERTY.

I HAVE OTHER QUESTIONS ABOUT THIS FORM. WHAT SHOULD I DO? THIS FORM IS DESIGNED TO FIT SOME BUT NOT ALL SITUATIONS. IF YOU HAVE OTHER QUESTIONS, YOU ARE ENCOURAGED TO CONSULT A LAWYER.”

14-1012.

(A) THIS SUBTITLE GOVERNS THE EFFECT OF THE FORM PROVIDED UNDER THIS SECTION, OR ANY OTHER INSTRUMENT USED TO REVOKE A TRANSFER-ON-DEATH DEED.

(B) THE FOLLOWING FORM MAY BE USED TO CREATE AN INSTRUMENT OF REVOCATION UNDER THIS SUBTITLE:

“REVOCATION OF A TRANSFER-ON-DEATH DEED

NOTICE TO OWNER

STATE OF _____ COUNTY OF _____

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF ____, 20__, BY

SIGNATURE OF NOTARIAL OFFICER

TITLE OF OFFICE

STAMP

MY COMMISSION EXPIRES: _____

COMMON QUESTIONS ABOUT USE OF THIS FORM

THIS INFORMATIONAL SHEET SHOULD NOT BE RECORDED WITH A REVOCATION OF A TRANSFER-ON-DEATH DEED AT THE OFFICE OF LAND RECORDS.

HOW DO I USE THIS FORM TO REVOKE A RECORDED FORM TRANSFER-ON-DEATH DEED OR OTHER TRANSFER-ON-DEATH DEED? COMPLETE THIS REVOCATION FORM. HAVE IT ACKNOWLEDGED BEFORE A NOTARY PUBLIC OR OTHER INDIVIDUAL AUTHORIZED UNDER LAW TO TAKE ACKNOWLEDGMENTS. RECORD THE FORM IN THE LAND RECORDS OF EACH COUNTY WHERE THE PROPERTY IS LOCATED. THE FORM MUST BE ACKNOWLEDGED AND RECORDED BEFORE YOUR DEATH OR IT HAS NO EFFECT.

HOW DO I FIND THE “LEGAL DESCRIPTION” OF THE PROPERTY? THIS INFORMATION MAY BE ON THE TRANSFER-ON-DEATH DEED. IT MAY ALSO BE AVAILABLE IN THE LAND RECORDS FOR THE COUNTY WHERE THE PROPERTY IS LOCATED. IF YOU ARE NOT ABSOLUTELY SURE, CONSULT A LAWYER.

HOW DO I “RECORD” THE FORM? TAKE THE COMPLETED AND ACKNOWLEDGED FORM TO THE CLERK OF THE CIRCUIT COURT FOR THE COUNTY WHERE THE PROPERTY IS LOCATED. FOLLOW THE INSTRUCTIONS GIVEN BY THE CLERK’S OFFICE TO MAKE THE FORM PART OF THE OFFICIAL PROPERTY RECORDS. IF THE PROPERTY IS LOCATED IN MORE THAN ONE COUNTY, YOU SHOULD RECORD THE FORM IN EACH OF THOSE COUNTIES.

I AM BEING PRESSURED TO COMPLETE THIS FORM. WHAT SHOULD I DO? DO NOT COMPLETE THIS FORM UNDER PRESSURE. SEEK HELP FROM A TRUSTED FAMILY MEMBER, FRIEND, OR LAWYER.

I HAVE OTHER QUESTIONS ABOUT THIS FORM. WHAT SHOULD I DO? THIS FORM IS DESIGNED TO FIT SOME BUT NOT ALL SITUATIONS. IF YOU HAVE OTHER QUESTIONS, CONSULT A LAWYER.”.

14-1013.

(A) (1) ON THE DEATH OF A TRANSFEROR, A BENEFICIARY OR THE BENEFICIARIES OF A TRANSFER-ON-DEATH DEED MAY RECORD NOTICE OF THE DEATH OF A TRANSFEROR IN THE LAND RECORDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED.

(2) NOTICE OF THE DEATH OF THE TRANSFEROR IS NOT REQUIRED TO EFFECTUATE THE TRANSFER OF THE PROPERTY, WHICH IS DEEMED TO HAVE OCCURRED AT THE DEATH OF THE TRANSFEROR.

(3) THE CLERK OF THE COURT SHALL FORWARD NOTIFICATION OF THE DEATH OF A TRANSFEROR TO THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION IN THE SAME MANNER AS A DEED OR A LEASE.

(B) THE FOLLOWING FORM MAY BE USED AND RECORDED UNDER SUBSECTION (A) OF THIS SECTION TO PROVIDE NOTICE OF THE DEATH OF A TRANSFEROR:

“TRANSFER-ON-DEATH DEED NOTIFICATION OF DEATH

THE UNDERSIGNED HEREBY AFFIRMS, UNDER THE PENALTIES OF PERJURY, THAT THE FOLLOWING IS TRUE REGARDING A TRANSFER-ON-DEATH DEED (TODD) RECORDED ON THE SUBJECT PROPERTY:

NAME OF TRANSFEROR(S): _____

RECORDING REFERENCE OF TODD:

BOOK/LIBER NUMBER: _____, PAGE/FOLIO: _____, DATED THE _____ DAY OF _____, 20 _____, AND RECORDED AMONG THE LAND RECORDS OF _____ CITY/COUNTY.

COMPLETE ADDRESS OF SUBJECT PROPERTY AS IT APPEARS IN RECORDS OF MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION (SDAT):

SDAT TAX IDENTIFICATION NUMBER: _____

NOTE: THE INFORMATION ABOVE MAY BE AVAILABLE ON SDAT’S WEBSITE.

TODD TRANSFEROR INFORMATION

DATE OF TRANSFEROR’S DEATH: _____

STATE WHERE DEATH CERTIFICATE ISSUED: _____

DEATH CERTIFICATE FILE OR REGISTRATION NUMBER: _____

TODD BENEFICIARY INFORMATION

NAME OF BENEFICIARY OR BENEFICIARIES IDENTIFIED ON TODD:

MAILING ADDRESS OF BENEFICIARY WHO WILL BE RESPONSIBLE FOR REAL PROPERTY TAXES:

RELATIONSHIP(S) OF BENEFICIARY OR BENEFICIARIES TO TRANSFEROR:

IF A BENEFICIARY OR BENEFICIARIES DIED AFTER THE TRANSFEROR’S DEATH, PROVIDE THE DATE OF DEATH, DEATH CERTIFICATE STATE AND FILE/REGISTRATION NUMBER HERE. IF THE BENEFICIARY OR BENEFICIARIES DIED PRIOR TO THE TRANSFEROR, THEIR INTEREST IN THE PROPERTY HAS LAPSED.

BENEFICIARY SIGNATURE: _____

DATE: _____

BENEFICIARY SIGNATURE: _____

DATE: _____

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY

SIGNATURE OF NOTARIAL OFFICER

TITLE OF OFFICE

STAMP

MY COMMISSION EXPIRES: _____

CERTIFICATION OF OCCUPANCY STATUS

SELECT ONE OF THE BELOW OPTIONS THAT CORRECTLY DESCRIBES THE PROPERTY'S OCCUPANCY STATUS:

OPTION ONE:

_____ NONE OF THE BENEFICIARIES INHERITING THE SUBJECT PROPERTY UNDER THE DEED REFERENCED IN THIS NOTIFICATION LIVE AT THIS PROPERTY AS THEIR PRINCIPAL RESIDENCE.

OR

OPTION TWO:

_____ AT LEAST ONE OF THE BENEFICIARIES INHERITING THE SUBJECT PROPERTY UNDER THE DEED REFERENCED IN THIS NOTIFICATION LIVES AT THIS PROPERTY AS THEIR PRINCIPAL RESIDENCE.

IF YOU SELECTED OPTION TWO AND YOU ARE THE BENEFICIARY OCCUPYING THE PROPERTY, PLEASE COMPLETE THE FOLLOWING:

I, _____ (PRINT NAME), DO HEREBY CERTIFY AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT I CURRENTLY LIVE AT AND WILL CONTINUE TO LIVE AT THE ABOVE-REFERENCED PROPERTY, FOLLOWING THE RECORDING OF THIS NOTIFICATION. I SHALL OCCUPY THE PROPERTY AS MY PRINCIPAL RESIDENCE FOR AT LEAST 7 OF THE NEXT 12 MONTHS.

SIGNATURE”.

14-1014.

THIS SUBTITLE MODIFIES, LIMITS, AND SUPERSEDES THE FEDERAL ELECTRONIC SIGNATURES IN GLOBAL AND NATIONAL COMMERCE ACT, 15 U.S.C. SECTION 7001, ET SEQ., BUT DOES NOT MODIFY, LIMIT, OR SUPERSEDE SECTION 101(C) OF THAT ACT, 15 U.S.C. SECTION 7001(C), OR AUTHORIZE ELECTRONIC DELIVERY OF ANY OF THE NOTICES DESCRIBED IN SECTION 103(B) OF THAT ACT, 15 U.S.C. SECTION 7003(B).

Article – Tax – Property

12-108.

(II) A REAL PROPERTY TRANSFER-ON-DEATH DEED UNDER TITLE 14 OF THE REAL PROPERTY ARTICLE IS NOT SUBJECT TO RECORDATION TAX IF THE PROPERTY IS A PRIMARY RESIDENCE OR A SECONDARY RESIDENCE OF THE TRANSFEROR.

13-207.

(a) An instrument of writing is not subject to transfer tax to the same extent that it is not subject to recordation tax under:

(25) § 12-108(gg) of this article (Transfer of principal residence surrendered in bankruptcy); [or]

(26) § 12-108(hh) of this article (Transfer of real property within the Pimlico racing facility site, Pimlico site, Bowie Race Course Training Center property, or training facility site); **OR**

(27) § 12-108(II) OF THIS ARTICLE (REAL PROPERTY TRANSFER-ON-DEATH DEED).

13-414.

AN INSTRUMENT OF WRITING THAT IS EXEMPT FROM RECORDATION TAX UNDER § 12-108(II) OF THIS ARTICLE (REAL PROPERTY TRANSFER-ON-DEATH DEED) IS NOT SUBJECT TO COUNTY TRANSFER TAX.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be interpreted and enforced by a court in accordance with existing law governing life estates with powers

of alienation, to the extent practicable and so long as the interpretation and enforcement does not conflict with the uniform application of the Uniform Real Property Transfer on Death Act promulgated by the Uniform Law Commission.

SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall apply to a transfer-on-death deed that was made before, on, or after the effective date of this Act by a transferor who dies on or after the effective date of this Act.

SECTION 4. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2026.

Approved by the Governor, May 26, 2026.