

HOUSE BILL 431

N1

6lr1942

By: **Delegate Behler**

Introduced and read first time: January 22, 2026

Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Recordation and Printing of Subdivision Plats – Alterations**

3 FOR the purpose of updating certain provisions of law relating to the recordation of
4 subdivision plats; increasing a certain fee for printing of a set of subdivision plats;
5 and generally relating to the recordation of subdivision plats.

6 BY repealing and reenacting, without amendments,

7 Article – Real Property

8 Section 3–108(a) and (b)

9 Annotated Code of Maryland

10 (2023 Replacement Volume and 2025 Supplement)

11 BY repealing and reenacting, with amendments,

12 Article – Real Property

13 Section 3–108(c) and (d)

14 Annotated Code of Maryland

15 (2023 Replacement Volume and 2025 Supplement)

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

17 That the Laws of Maryland read as follows:

18 **Article – Real Property**

19 3–108.

20 (a) (1) Except as provided in paragraph (2) of this subsection, the provisions of
21 this section are in addition to any other provisions of the Code, pertaining to recordation of
22 subdivision plats.

23 (2) This section does not apply in Queen Anne's County.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (b) (1) If the owner of land in the State subdivides the land for commercial,
2 industrial, or residential use to be comprised of streets, avenues, lanes, or alleys and lots,
3 and desires, for the purpose of description and identification, to record a plat of the
4 subdivision among the land records of the county where the land lies, the clerk of the court
5 shall accept and record the plat as prescribed in this section.

15 (3) The plat shall contain the courses and distances of all lines drawn on
16 the plat.

22 (6) All courses shown on the plat shall be calculated from the plat meridian.

(ii) From these markers, [commonly called traverse points,] every corner and line can be readily calculated and marked on the ground.

1 signed by the owner of the land shown on the plat to the best of the owner's knowledge and
2 by the professional land surveyor or property line surveyor preparing it.

3 (d) (1) The owner shall mail or deliver three copies of the plat to the clerk.

4 (2) (i) Except as provided in subparagraph (ii) of this paragraph, the fee
5 is **[\$5] \$25 PER PAGE** for each set of plats.

6 (ii) A fee is not required for plats showing property or rights-of-way
7 to be acquired or granted by the State Highway Administration.

8 (iii) The clerk may assess additional fees if required by local law or
9 ordinance.

10 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
11 October 1, 2026.