

# HOUSE BILL 951

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HB 347/25 – ENT

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By: **Delegate Holmes**

Introduced and read first time: February 5, 2026

Assigned to: Economic Matters

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## A BILL ENTITLED

1 AN ACT concerning

### 2 **Real Property – Recordation and Land Records – Revisions**

3 FOR the purpose of repealing a requirement that a printed deed or other instrument offered  
4 for recordation include certain margins; requiring the clerk of the circuit court of a  
5 county to date each change or correction made to information in the general  
6 alphabetical index in a certain manner; and generally relating to the recordation of  
7 instruments affecting real property and land record.

8 BY repealing and reenacting, with amendments,

9 Article – Real Property  
10 Section 3–104(e) and 3–302  
11 Annotated Code of Maryland  
12 (2023 Replacement Volume and 2025 Supplement)

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

#### 15 **Article – Real Property**

16 3–104.

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

19 1. Be] BE printed in not less than 8 point type and in black  
20 letters and be on white paper of sufficient weight and thickness to be clearly readable. If  
21 the deed or other instrument is wholly typewritten or typewritten on a printed form, the  
22 typewriting shall be in black letters, in not less than elite type and on white paper of  
23 sufficient weight or thickness as to be clearly readable. The foregoing provisions do not  
24 apply to manuscript covers or backs customarily used on documents offered for recordation.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 The recording charge for any instrument not conforming to these requirements shall be  
2 three times the normal amount charged. In any clerk's office where the deeds or other  
3 instruments are scanned, no instrument on which a rider has been placed or attached in a  
4 manner obscuring, hiding, or covering any other part of the instrument may be offered or  
5 received for record. No instrument not otherwise readily subject to scanning may be offered  
6 or received for record until three times the normal recording charge is paid to the clerk and  
7 unless an affidavit, black type on white paper, is attached and made a part of the document  
8 stating the kind of instrument, the date, the parties to the transaction, description of the  
9 property, and all other pertinent data[; and

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

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

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

23 3-302.

24 (a) (1) The clerk of the circuit court of each county shall make and maintain a  
25 full and complete general alphabetical index of every deed, and other instrument.

26 (2) The index shall:

27 (i) Be both in the name of each grantor, donor, mortgagor, and  
28 assignor, and each grantee, donee, mortgagee, or assignee; and

29 (ii) Include the book and page of the recordation of every instrument  
30 designating these names.

34 (b) The clerk shall index every assignment of a mortgage, deed of trust, and  
35 release or partial release of a mortgage or deed of trust, whether in long or short form.

4           **(D)** (1) If a court decrees a payment of cost or makes some other decree for  
5 payment of money by a plaintiff, the clerk immediately shall index the plaintiff's name.

6 (2) Until the plaintiff's name is indexed, no lien under the decree arises  
7 against the property of the plaintiff and no right of execution accrues on the decree.

8        [d] (E) (1) The clerk shall include in the index each property identifier  
9 provided on an intake sheet under § 3-104(g) of this title or, if the space available in the  
10 index will not accommodate all of the identifiers, then as many as the space allows, giving  
11 priority to identifiers in the order in which they are listed in § 3-104(g)(3)(i) of this title.

(2) The clerk shall rely on the instrument that is accompanied by the intake sheet for indexing of grantor's and grantee's names.

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