

# SENATE BILL 723

N1

6lr2269  
CF 6lr3660

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By: Senator Jennings

Introduced and read first time: February 6, 2026

Assigned to: Judicial Proceedings

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## A BILL ENTITLED

1 AN ACT concerning

### 2 **Real Property – Deeds – Recordation Requirements**

3 FOR the purpose of requiring that a certain deed presented for recordation contain the  
4 name of the title insurer and the policy number under certain circumstances; and  
5 generally relating to the recordation of deeds.

6 BY repealing and reenacting, without amendments,

7 Article – Real Property

8 Section 1–101(a) and (c)

9 Annotated Code of Maryland

10 (2023 Replacement Volume and 2025 Supplement)

11 BY adding to

12 Article – Real Property

13 Section 3–104(f)(7)

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 1–101.

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

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

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 3-104.

2 (f) (7) IF A PURCHASER OR OTHER PARTY HAS OBTAINED TITLE  
3 INSURANCE FOR A TRANSACTION INVOLVING RESIDENTIAL PROPERTY, A DEED  
4 PRESENTED FOR RECORDING EFFECTING A CHANGE IN OWNERSHIP SHALL CONTAIN  
5 THE NAME OF THE TITLE INSURER AND THE POLICY NUMBER.

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