

Department of Legislative Services  
Maryland General Assembly  
2026 Session

FISCAL AND POLICY NOTE  
First Reader

House Bill 431  
Economic Matters

(Delegate Behler)

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Real Property - Recordation and Printing of Subdivision Plats - Alterations

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This bill increases, from \$5 per *set* to \$25 per *page*, the fee for recording subdivision plats. The bill also updates various terms and makes clarifying changes in related statutory provisions.

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Fiscal Summary

**State Effect:** General fund expenditures increase by \$13,800 in FY 2027 only for one-time programming costs. General and special fund revenues increase annually, potentially significantly, as discussed below.

**Local Effect:** The bill is not anticipated to directly affect local government finances or operations.

**Small Business Effect:** None.

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Analysis

**Current Law:** In general, if a landowner in the State subdivides his/her land for commercial, industrial, or residential use, as specified, a plat of the subdivision must be recorded in the land records of the county where the land is located. If the landowner complies with the recordation requirements specified in the Real Property Article, the clerk of the court must generally accept and record the plat.

The plat must be legible, accurately drawn to scale, and submitted for recordation, as further specified. The clerk must send a copy to the supervisor of assessments in the relevant county and one copy to the State Archivist, who must also record the plat. One half

of the filing fee also must be sent to the State Archivist. The State Archivist must provide a copy of the plat to any supervisor of assessments of the State upon request.

**State Revenues:** The Judiciary reports that a typical *set* of plats consists of three copies of each page. The Judiciary also notes that half of the fee collected is credited to the general fund, while the other half is disbursed to MSA. Accordingly, if a plat is two pages, the fee to record the subdivision plat set increases from \$5 under the existing fee schedule to \$150 under the bill's provisions. Of the \$150 fee collected under this example, and based on existing fee distributions, \$75 is directed to MSA as special fund revenues; the remaining portion is general funds. Absent additional data, this analysis is unable to accurately estimate the increase in fee revenues generated under the bill, however, they may be significant considering the extent of the fee increase.

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### **Additional Information**

**Recent Prior Introductions:** Similar legislation has not been introduced within the last three years.

**Designated Cross File:** None.

**Information Source(s):** Judiciary (Administrative Office of the Courts); State Department of Assessments and Taxation; Maryland State Archives; Department of Legislative Services

**Fiscal Note History:** First Reader - February 4, 2026  
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