

Article - Real Property

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§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”.

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