



SB168: SDAT - Blockchain-Based Real Property Title Pilot Program – Establishment

Position: Unfavorable

January 21, 2026

The Honorable Guy Guzzone, Chair
Budget and Taxation Committee
3 West Miller Senate Office Building
Annapolis, MD 21401
Cc: Members of the Committee

Chair Guzzone and members of the Budget and Taxation Committee,

Economic Action Maryland Fund urges an unfavorable report on SB168, which would create a pilot program for using blockchain-based technology to validate titles for real property.

While blockchain technology has the potential to save time and reduce costs in the titling process, the technology is still emergent and has not been adequately studied or evaluated. Establishing a pilot program without thorough study puts property owners at risk, given the serious concerns that exist regarding blockchain, particularly around the potential for fraud.

Blockchains are similar to Bitcoin, enabling transactions to occur over the internet using encryption technology to prevent fraud. These systems, while they are lauded as secure, are still vulnerable to malicious actors and should not be embraced without proper study and due diligence. Public blockchains are operated by voluntary members who could undermine security. Chains have in the past been splintered into separate forks, creating confusion and an inability to confirm the transaction history. And multiple versions of a transaction can be recorded, creating validation issues within the chain.

Furthermore, the technology is less than a decade old. Network failures have occurred, including both intentional hacks where substantial value has been stolen as well as the continuing threats of actual network and power failures, in which case these critical property records could be lost completely. As one analyst summarized, “Blockchain technology might well prove to be more efficient, but can it be trusted, is it affordable, and is there a sufficient incentive for its widescale introduction? Today the answer appears to be, ‘not yet’.”¹

¹ <https://scholarship.depauw.edu/cgi/viewcontent.cgi?article=1191&context=studentresearch>

Economic Action (formerly the Maryland Consumer Rights Coalition) champions economic rights and housing justice through advocacy, research, consumer education, and direct service. Our 12,500 supporters include consumer advocates, practitioners, and low-income and working families throughout Maryland.



For these reasons, we urge an unfavorable report on SB168. Maryland should proceed with diligence and caution when approaching these new technologies and should not launch a pilot program without first studying all the ramifications of such a drastic technology transition.

Sincerely,

Jennifer Bevan-Dangel, Deputy Director

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