

February 3rd, 2026

The Honorable Kriselda Valderrama
Chair, House Economic Matters Committee
230 Taylor House Office Building
Annapolis, Maryland 21401

RE: MBIA Letter of Opposition HB431 Real Property – Recordation and Printing of Subdivision Plats – Alterations

Dear Chair Valderrama,

The Maryland Building Industry Association, representing 100,000 employees of the building industry across the State of Maryland, appreciates the opportunity to participate in the discussion surrounding **HB431 Real Property – Recordation and Printing of Subdivision Plats – Alterations**.

This bill increases the fee from \$5 to \$25 per page for each set of subdivision plats. MBIA is extremely concerned with this bill, as this is 5 times increase on the fee for recording plats without adding any real value to the property. Subdivision plats for larger projects have many pages, which could result in an increase of thousands of dollars per project. An increase in administrative costs like these are always passed down to the homebuyer. According to the Comptroller's report on housing, regulation accounts for nearly 25% of the total cost of a new home and Maryland is ranked as the 6th most regulated state for housing development. While this fee increase may seem insignificant on its own, continuing to increase fees across multiple stages of the construction process compound over time and significantly raise the overall cost of a project.

Our second concern with the language of the bill deals with Traverse. Traverse should not be included in any requirement. Among many other reasons, just the ability for one surveyor to achieve the same levels of accuracy with different people, weather, quality of equipment, etc. is often difficult to achieve. Coordinate values for described datum for two Property Corners is all that is required and consistent with COMAR, anything more is an overreach. There is no clear issue/problem that would require a change, and there is no public benefit resulting from this legislation.

For these reasons, MBIA respectfully requests the Committee give this measure an unfavorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the House Economic Matters Committee