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Legislative District 23  
Prince George's County

Judiciary Committee

Subcommittees

Family and Juvenile Law

Public Safety



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THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

***HB0810: State Department of Assessments and Taxation -  
Blockchain-Based Real Property Title Pilot Program -  
Establishment  
February 26, 2025***

Dear Chair, Valderrama, Vice-Chair Charkoudian, and Committee Members,

For the record, I am Delegate Kym Taylor, representing Prince George's County's District 23. I am here to present HB0810. As amended, this bill requires the State Department of Assessments and Taxation, in coordination with the Maryland Judiciary, the Maryland State Police, local law enforcement agencies, and the Office of the Attorney General, to conduct a study evaluating the use of blockchain technology for securely recording and verifying real property ownership and assessing its potential use in resolving disputes involving squatting.

According to the International Business Machines Corporation, blockchain is a shared, immutable digital ledger. "Immutable" means that once data is confirmed and added, it cannot be altered, deleted, or secretly modified. It enables the recording of transactions and the tracking of assets within a business network while providing a single source of truth.

In practical terms, when a new transaction is entered into a blockchain system, it is transmitted to a network of peer-to-peer computers. Each transaction is grouped into a "block" and linked to previous blocks using cryptographic hashes. Before the block is added, the network verifies the transaction through a consensus process. Once recorded, the information becomes extremely difficult to alter without detection. The result is a transparent, time-stamped, and tamper-resistant record of activity.

The issue we are confronting is procedural vulnerability.

For example, a real estate agent in Upper Marlboro recently listed a vacant home for sale. Shortly after the “For Sale” sign went up, individuals moved into the property without permission. When confronted, they claimed to have a lease. The lawful owner had the deed. However, because the occupants presented what they claimed was a lease agreement, law enforcement treated the matter as a civil dispute rather than criminal trespass.

The owner was forced to hire an attorney and go through the full eviction process. It took six to eight months before the property was legally cleared. During that time, the home could not be sold. The owner absorbed legal costs and significant stress. Even after an eviction date was set, the occupants did not leave until just before enforcement.

This is not an isolated incident. Similar situations have occurred multiple times in recent years, particularly when vacant homes are listed for sale or rent.

The core issue arises when law enforcement responds to what appears to be criminal trespass, but alleged trespassers produce documents such as a deed or lease agreement — even if those documents are fraudulent. In those instances, officers often treat the matter as a civil dispute. As a result, the rightful property owner must go through a lengthy court process to establish ownership and regain possession.

HB0810 does not eliminate due process. It does not replace judicial authority. It simply directs the State to study whether blockchain-based title recordation and verification could strengthen the integrity and accessibility of property records and provide clearer tools for law enforcement and courts when disputes arise.

For these reasons, I respectfully urge a favorable report.

Thank you.