



February 20, 2026

The Honorable, Melissa Wells, Chair
House Government, Labor, and Elections Committee
145 Lowe House Office Building
Annapolis, Maryland 21401

Favorable: HB 576 – State Archives – Record Services - Fees

Dear Chair, Wells and Committee Members:

The NAIOP Maryland Chapters represent approximately 700 companies involved in all aspects of commercial, industrial, and mixed-use real estate. On behalf of our member companies, I am writing to recommend your favorable report on HB 576.

This bill proposes a procedural change that would require that the State Archivist establish fees through regulation rather than independently. This adjustment ensures greater transparency and accountability in setting user fees and how the revenues are spent. By requiring regulations, the process will allow for public input and oversight.

Currently, the Maryland State Archives plays a critical role in preserving and providing access to digitized land records such as plats, deeds, mortgages, and liens that are essential to the daily work of real estate professionals.

The proposed change does not impact the financial operations of the Archives or the State budget, as noted in the fiscal and policy note. It does place reasonable limits on the fees charged to view documents in the real estate database and ensures that revenues from the fee do not unduly subsidize unrelated functions of the State Archives.

For these reasons, NAIOP respectfully requests your favorable report on HB 576.

Sincerely,

Tom Ballentine, Vice President for Policy
NAIOP – Maryland Chapters, *The Association for Commercial Real Estate*

cc: House Government, Labor, and Elections Committee Members
Nick Manis – Manis, Canning Assoc.