

Department of Legislative Services
Maryland General Assembly
2026 Session

FISCAL AND POLICY NOTE
Third Reader - Revised

House Bill 431
Economic Matters

(Delegate Behler)

Judicial Proceedings

Real Property - Recordation and Printing of Subdivision Plats - Alterations

This bill updates various terms and makes other changes related to the recordation of subdivision plats. For example, the bill removes a specific requirement for the plat to be submitted for recordation *using black ink on transparent mylar or black-line photo process comparable to original quality* that will conform to archival standards, instead requiring submission in a format that conforms to archival standards.

Fiscal Summary

State Effect: The bill is not anticipated to materially affect State operations or finances.

Local Effect: The bill is not anticipated to directly affect local government finances or operations.

Small Business Effect: None.

Analysis

Current Law: In general, if a landowner in the State subdivides his/her land for commercial, industrial, or residential use, as specified, a plat of the subdivision must be recorded in the land records of the county where the land is located. If the landowner complies with the recordation requirements specified in the Real Property Article, the clerk of the court must generally accept and record the plat.

The plat must be legible, accurately drawn to scale, and submitted for recordation, as further specified. The clerk must send a copy to the supervisor of assessments in the relevant county and one copy to the State Archivist, who must also record the plat. One half of the filing fee also must be sent to the State Archivist. The State Archivist must provide a copy of the plat to any supervisor of assessments of the State upon request.

Additional Information

Recent Prior Introductions: Similar legislation has not been introduced within the last three years.

Designated Cross File: None.

Information Source(s): Judiciary (Administrative Office of the Courts); State Department of Assessments and Taxation; Maryland State Archives; Department of Legislative Services

Fiscal Note History: First Reader - February 4, 2026
jg/jkb Third Reader - March 19, 2026
Revised - Amendment(s) - March 19, 2026

Analysis by: Donovan A. Ham

Direct Inquiries to:
(410) 946-5510
(301) 970-5510