

NOTICE

Effective **October 1, 2025**

The Maryland General Assembly passed into law Senate Bill 150 amending Real Property §3-104 to include the following:

(e)(1)(i) Any printed deed or other instrument offered for recordation shall:

1. Be printed in not less than 8-point type and in black letters and be on white paper of sufficient weight and thickness to be clearly readable. If the deed or other instrument is wholly typewritten or typewritten on a printed form, the typewriting shall be in black letters, in not less than elite type and on white paper of sufficient weight or thickness as to be clearly readable. The foregoing provisions do not apply to manuscript covers or backs customarily used on documents offered for recordation. The recording charge for any instrument not conforming to these requirements shall be three times the normal amount charged. In any clerk's office where the deeds or other instruments are scanned, no instrument on which a rider has been placed or attached in a manner obscuring, hiding, or covering any other part of the instrument may be offered or received for record. No instrument not otherwise readily subject to scanning may be offered or received for record until three times the normal recording charge is paid to the clerk and unless an affidavit, black type on white paper, is attached and made a part of the document stating the kind of instrument, the date, the parties to the transaction, description of the property, and all other pertinent data; AND

2. Include at least a 3-inch margin at the top of the first page and 1-inch margins on the left and right sides of each page of the instrument for official use.