

146A, both to follow immediately after Section 146 of said Article, relating to the making, filing and approving of rates and policies for title insurance.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That a new sub-title and a new section be and they are hereby added to Article 48A of the Annotated Code of Maryland (1939 Edition), title "Insurance", said new sub-title to be known as "Title Insurance", and said new section to be known as Section 146A, both to follow immediately after Section 146 of said Article, and to read as follows:

TITLE INSURANCE

146A.

1. (Purpose of Sub-Title.) The purpose of this sub-title is to promote the public welfare by regulating insurance rates to the end that they shall not be excessive, inadequate or unfairly discriminatory, and to authorize and regulate cooperative action among insurers in rate making and in other matters within the scope of this sub-title. Nothing in this sub-title is intended (1) to prohibit or discourage reasonable competition, or (2) to prohibit or encourage, except to the extent necessary to accomplish the aforementioned purpose, uniformity in insurance rates or practices, or contracts, policies or guarantees of insurance. This sub-title shall be literally interpreted to carry into effect the provisions of this section.

2. (Scope of Sub-Title.) This sub-title applies to all kinds and classes of insurance which insures or guarantees titles to real or leasehold property or any estate therein, or against loss by reason of defects, encumbrances, liens or charges on real or leasehold property or any estate therein; or which insures or guarantees the validity, priority and status of real and leasehold property liens and estates; or which insures or guarantees the correctness and sufficiency of searches for instruments, liens, charges or other matters affecting the title to real or leasehold property or any estate therein. Any corporation making such guarantees or issuing such insurance shall be deemed to be engaged in the business of title insurance and is hereinafter referred to as "Insurer".

3. (Making Rates.) All rates will be made in accordance with the following provisions:

(a) Rates shall be reasonable and adequate for the class of risks to which they apply.