(2)   The property will be considered abandoned unless the owner responds within 30 days of the notification to the holder.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 2005.

Approved April 12, 2005.

CHAPTER 35

(House Bill 204)

AN ACT concerning

Real Property – Deeds or Other Instruments – Prerequisites to Recording

FOR the purpose of allowing a clerk of the circuit court to record an instrument that effects a change of ownership if the instrument is endorsed in a certain manner by the local assessment office under certain circumstances; providing for a certain alternative method for obtaining certain information as a prerequisite to the recordation of a deed or other instrument affecting property; allowing a clerk to refuse to record a deed or other instrument that effects a change of ownership under certain circumstances; requiring a person offering for transfer on the assessment books a deed or other instrument that effects a change of ownership to mail or deliver certain information to the person having charge of the assessment books if the deed or other instrument is submitted without an intake sheet; requiring the person recording a transfer on the assessment books to evidence the fact of the transfer on the deed or other instrument under certain circumstances; providing that a certain endorsement is sufficient to authorize the recording of the deed or other instrument by the clerk under certain circumstances; and generally relating to the prerequisites to the recordation of deeds and other instruments.

BY repealing and reenacting, with amendments,
    Article – Real Property
    Section 3–104(a) and (g)
    Annotated Code of Maryland
    (2003 Replacement Volume and 2004 Supplement)
    (As enacted by Chapter 40 of the Acts of the General Assembly of 2004)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article – Real Property

3–104.

(a)   (1)   The Clerk of the Circuit Court may record an instrument that effects a change of ownership if the instrument is: