

Approved May 22, 1997.

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**CHAPTER 595**

**(Senate Bill 509)**

AN ACT concerning

**Real Property – Recording of Survey Plats**

FOR the purpose of authorizing certain survey plats to be recorded in the land records; providing that the law authorizing the recording of certain instruments affecting property may not be construed in a certain manner; and generally relating to the recording of instruments affecting property.

BY repealing and reenacting, with amendments,

Article – Real Property

Section 3-102

Annotated Code of Maryland

(1996 Replacement Volume and 1996 Supplement)

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

**Article – Real Property**

3-102.

*(A)* Any other instrument affecting property, including any contract for the grant of property, any notice of deferred property footage assessment for street construction, ANY BOUNDARY SURVEY PLAT SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR OR PROPERTY LINE SURVEYOR LICENSED IN THE STATE, or any subordination agreement establishing priorities between interests in property, may be recorded. The recording of any instrument constitutes constructive notice from the date of recording.

*(B)* THIS SECTION MAY NOT BE CONSTRUED TO AUTHORIZE THE RECORDING OF A SUBDIVISION PLAT WITHOUT ANY PRIOR REVIEW AND APPROVAL OTHERWISE REQUIRED BY LAW.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 1997.

Approved May 22, 1997.