

Senate Bill 343 requires a landowner in Dorchester County, before having his land surveyed, to give notice to all adjoining landowners. The notice would go to the adjoining landowners at their addresses listed in the real property assessment records. The bill further requires that the plat contain a certificate signed by the landowner stating that the notice requirements have been met.

The Eastern Shore Builders Association has requested a veto of Senate Bill 343 because they feel that this bill will add costly and time consuming delays to land surveys and will slow down the already overburdened home building industry. Because the industry has already suffered during the current recession, I must take these concerns very seriously.

I am vetoing this bill because it will create unnecessary confusion for property owners who have their land surveyed. The bill does not define the type of notice that must be given to adjoining property owners and therefore fails to clearly define to what ends a property owner must go to give notice of the survey.

Senate Bill 343 would also delay the process of completing surveys. Property owners may have several adjoining property owners and it is conceivable that a large tract of land may have several dozen adjoining property owners. Notifying adjoining property owners would take a great deal of time, and this would result in interminable and costly surveying delays. In addition, many surveys are needed quickly, making the requirements of this bill even more difficult to meet.

I do understand why some adjoining landowners may want notice of an impending survey, especially in rural areas in Dorchester County where property markers are often indistinguishable and a property line may be disputed. However, I believe that the confusion and delays that would be caused by Senate Bill 343, as well as the potential negative effects on the housing industry, far outweigh the benefits that a few adjoining property owners might receive.

I also believe that Senate Bill 343 would represent an unfortunate precedent that I would not like to see followed in other counties. My decision on Senate Bill 343 is at least in part motivated by my intention that such a precedent not be established, especially since the bill as originally drafted applied to all counties.

For these reasons, I have vetoed Senate Bill 343.

Sincerely,
William Donald Schaefer
Governor

Senate Bill No. 343

AN ACT concerning

Dorchester County – Land Surveying – Notice to Adjoining Landowners

FOR the purpose of requiring a ~~land surveyor~~ landowner in Dorchester County to give prior notice of a land survey, ~~before surveying~~, to all owners of land that ~~adjoin~~ adjoins the land that is to be surveyed; providing a certain exception; requiring a subdivision plat to include a certain certificate before it may be recorded in