

## Chapter 369

**(House Bill 1308)**

AN ACT concerning

**Real Property – Recordation of Instrument With False Information – Penalties  
and Actions to Quiet Title**

FOR the purpose of prohibiting a person from recording a deed or other instrument that the person knows contains false information; establishing a certain statute of limitations; authorizing a court to award certain costs in an action to quiet title if the action or a defense to an action is based on the alleged recordation of a deed containing false information; and generally relating to the recordation of a deed or other instrument.

BY repealing and reenacting, without amendments,  
Article – Courts and Judicial Proceedings  
Section 5–106(a)  
Annotated Code of Maryland  
(2020 Replacement Volume and 2023 Supplement)

BY adding to  
Article – Courts and Judicial Proceedings  
Section 5–106(gg)  
Annotated Code of Maryland  
(2020 Replacement Volume and 2023 Supplement)

BY adding to  
Article – Real Property  
Section 3–104.2  
Annotated Code of Maryland  
(2023 Replacement Volume)

BY repealing and reenacting, without amendments,  
Article – Real Property  
Section 14–607  
Annotated Code of Maryland  
(2023 Replacement Volume)

BY repealing and reenacting, with amendments,  
Article – Real Property  
Section 14–617  
Annotated Code of Maryland  
(2023 Replacement Volume)

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

**Article – Courts and Judicial Proceedings**

5–106.

(a) Except as provided by this section, § 1–303 of the Environment Article, and § 8–1815 of the Natural Resources Article, a prosecution for a misdemeanor shall be instituted within 1 year after the offense was committed.

**(GG) A PROSECUTION FOR AN OFFENSE UNDER § 3–104.2 OF THE REAL PROPERTY ARTICLE SHALL BE INSTITUTED WITHIN 3 YEARS AFTER THE OFFENSE WAS COMMITTED.**

**Article – Real Property**

**3–104.2.**

**(A) A PERSON MAY NOT RECORD A DEED OR OTHER INSTRUMENT THAT THE PERSON KNOWS CONTAINS FALSE INFORMATION, INCLUDING INFORMATION RELATED TO THE OWNERSHIP OF THE PROPERTY.**

**(B) A PERSON WHO VIOLATES THIS SECTION IS GUILTY OF A MISDEMEANOR AND ON CONVICTION IS SUBJECT TO A FINE NOT EXCEEDING \$500.**

14–607.

(a) An answer to a complaint under this subtitle shall be verified and shall set forth:

(1) Any claim the defendant has to the property that is the subject of the action;

(2) Any facts tending to controvert any material allegations of the complaint that the defendant does not wish to be taken as true; and

(3) A statement of any new matter constituting a defense.

(b) If the defendant disclaims any interest in the title of the property in the answer or allows judgment to be taken without answer, the plaintiff may not recover costs.

14–617.

(a) In all cases the plaintiff shall submit evidence at a hearing before the court establishing the plaintiff's title and the court may hear or take any evidence offered respecting the claims of any defendant, other than claims the validity of which is admitted by the plaintiff in the complaint.

(b) (1) A judgment in an action under this subtitle shall be recorded in the land records of the county in which any portion of the property is located.

(2) The clerk shall index the judgment in accordance with § 3-302 of this article, with the parties against whom the judgment is entered as grantor and the party in whose favor the judgment is entered as grantee.

**(C) EXCEPT AS PROVIDED UNDER § 14-607(B) OF THIS SUBTITLE, A COURT MAY AWARD TO EITHER PARTY COSTS AND REASONABLE ATTORNEY'S FEES IF A CLAIM OR DEFENSE IN THE CASE IS RELATED TO AN ALLEGED VIOLATION OF § 3-104.2 OF THIS ARTICLE.**

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2024.

**Approved by the Governor, April 25, 2024.**