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MARYLAND ALERT NO. 2020-03 - Revised

TO: MARYLAND AGENTS, APPROVED ATTORNEYS, OFFICERS & EXAMINERS
FROM: MARYLAND COUNSEL
DATE: March 13, 2020
SUBJECT: County Recording Offices Impacted by Coronavirus - REVISED

As the impact of the Coronavirus spreads through Maryland, access to public offices including County courthouses and State offices is being limited.

We have learned that the P.G. County Courthouse is closed to the public, with a re-opening date currently listed as April 6, 2020. P.G. County has confirmed that staff is on-hand to process e-recordings, so you may continue to close transactions in P.G. County with the following requirements:

- Confirm with land records that the transaction you will be insuring is eligible for e-recording;
- Bring title to date before closing and confirm that taxes will be paid.

Note that you will need to comply with the above requirements for every P.G. County transaction you close until the courthouse re-opens to the public.

While this alert is specific to P.G. County, please note that we will not insure any transaction involving property in a jurisdiction where insured documents cannot be recorded promptly after closing. If a recording office is closed to the public, but retains the ability to complete recording of documents electronically, then we will insure title as long as an appropriate title search is performed and as long as tax information is available prior to closing.

We suspect that the list of counties unable to process documents for recording may grow over the coming days, and we will keep you apprised of any changes. In the meantime, before closing a transaction please reach out to the appropriate recording offices to confirm that documents can be recorded promptly.

Please make certain that this Notice and communications are disseminated to your staff.

Thank you for your attention to this matter and please do not hesitate to contact your local underwriting counsel if you should have any questions.

Thank you for letting us be your premier provider of title insurance products in Maryland.



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