

# HOUSE BILL 823

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By: **Delegate Griffith**

Introduced and read first time: February 4, 2026

Assigned to: Ways and Means

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## A BILL ENTITLED

AN ACT concerning

### **State Department of Assessments and Taxation – Blockchain–Based Real Property Title Pilot Program – Establishment**

FOR the purpose of establishing the Blockchain–Based Real Property Title Pilot Program in the State Department of Assessments and Taxation to explore the use of blockchain technology for securely recording and verifying real property ownership and to assess its potential for use by law enforcement and courts in resolving certain real property disputes; and generally relating to the Blockchain–Based Real Property Title Pilot Program.

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
That:

(a) (1) In this section the following words have the meanings indicated.

(2) “Blockchain” means a distributed ledger technology that provides a secure, immutable, and transparent method of recording and storing data.

(3) “Digital title” means a cryptographically secured token or smart contract that represents ownership of real property in the State.

(4) “Pilot jurisdictions” means not more than three counties in the State selected by the State Department of Assessments and Taxation to implement the Pilot Program.

(5) “Pilot Program” means the Blockchain–Based Real Property Title Pilot Program.

(6) “Squatting” means the unauthorized occupation of real property by an individual who does not have legal title, a lease, or the right of possession.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(b) (1) There is a Blockchain–Based Real Property Title Pilot Program in the State Department of Assessments and Taxation.

(2) The purpose of the Pilot Program is to:

(i) explore the use of blockchain technology for securely recording and verifying real property ownership; and

(ii) assess the potential for the use of blockchain technology to assist law enforcement and courts in resolving real property disputes involving squatting.

(c) (1) The State Department of Assessments and Taxation shall administer the Pilot Program.

(2) The Pilot Program shall begin on or before January 1, 2027.

(d) The State Department of Assessments and Taxation shall coordinate with the Maryland Judiciary, the Maryland State Police, local law enforcement agencies, and the Office of the Attorney General to:

(1) create a blockchain registry to record and verify digital titles;

(2) authorize property owners in pilot jurisdictions to opt in to having their property titles mirrored on the blockchain as digital titles;

(3) provide a secure application programming interface for law enforcement and courts to validate the status of digital titles in real time;

(4) test smart contract capabilities for title transfers and escrow functions;  
and

(5) educate consumers, law enforcement, and courts on how to use the blockchain registry.

(e) (1) Subject to paragraphs (2) and (3) of this subsection, the State Department of Assessments and Taxation may contract with third–party technology vendors to create the blockchain registry required under subsection (d) of this section.

(2) If the State Department of Assessments and Taxation contracts with a technology vendor under paragraph (1) of this subsection, the Department shall use a competitive procurement process in accordance with Division II of the State Finance and Procurement Article.

(3) A technology vendor under this subsection shall:

(i) comply with cybersecurity standards; and

(ii) ensure data privacy and interoperability with existing State systems.

(f) On or before December 31, 2028, the State Department of Assessments and Taxation, in coordination with the Maryland Judiciary, the Maryland State Police, local law enforcement agencies, and the Office of the Attorney General, shall report the results of the Pilot Program and recommendations for statewide adoption to the Governor and, in accordance with § 2–1257 of the State Government Article, the General Assembly.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2026. It shall remain effective for a period of 2 years and 9 months and, at the end of June 30, 2029, this Act, with no further action required by the General Assembly, shall be abrogated and of no further force and effect.