



The Treasurer's Office is responsible for stamping every deed before it can be recorded at the St. Mary's County Circuit Court Clerk's office whether or not it is necessary for taxes to be paid.

All deeds presented to the Treasurer's Office must have a completed State of Maryland intake sheet. You can access and complete the [intake form/instructions](#) on the [Circuit Court](#) website.

If a property is flagged by the State Department of Assessments and Taxation ([SDAT](#)) for [agricultural transfer tax](#), a copy of the agricultural transfer tax worksheet, along with a check must accompany the deed. The deed will need to be presented to SDAT first for clearance, then presented to the Treasurer's Office for stamping.

When re-recording a deed, you will still need to present the deed to the Treasurer's Office to receive an update of the original stamp.

The transfer of ownership becomes effective when the deed is recorded.

Note: Neither the Land Records clerk nor any government official in this process will be able to advise you as to whether a new deed is written in a way that accurately accomplishes what you want. Nor will they be able to determine whether you have the full legal authority to give away the property. That is why it is important, if possible, to consult with an attorney, and to have an attorney give you advice and prepare your deed.

Maryland Laws:

[Md. Code Ann. Tax-Property § 12-105](#) Regarding calculation of recordation taxes

[Md. Code Ann. Tax-Property § 12-108](#) Regarding specific tax exemptions for recordation taxes

[Md. Code Ann. Tax-Property Title 13](#) Regarding Transfer Taxes