

# Maryland Land Records – Proposed User Fee

*Analysis by Maryland's Legal and Real Estate Industries*

## User Fee Proposal

In March 2025, the Maryland Archives alerted users of the Maryland Land Records system (MDLandRec) that a new user fee would be implemented beginning in May 2025. This fee would be set at \$0.20/page for view or download, and pages would be available for 30 days before needing to be repurchased. Users would be charged for all pages in each document accessed, even if they did not view all pages within the file. Monthly subscriptions would be available to members of the Maryland Small Business Reserve, which would total \$500 to \$1,500 per month, so long as those users stay below their allocated credits at each subscription tier.

## Projected Impacts to Industry and Consumers

Many of the current users of the Land Records system would not qualify for the flat monthly subscription offered to members of the Maryland Small Business Reserve. It should be noted that the Small Business Reserve was established to allow small businesses to compete for prime contracts with state agencies and is not, in any way, related to those that will be searching for land records.

It has been difficult to determine exact impacts on businesses and consumers, since each land record is unique, as is each real estate transaction. Contrary to Archives claims in recently released FAQs on the proposal, the fees proposed are not “modest increases in the cost for land record searches which are a part of the home buying process” nor will high-frequency users “incur costs of up to \$1,500.”

By the Archives own metrics, the Small Business subscription rates of \$500-\$1,500 per month are “a 70% discount.” This concedes that all other land records users will face charges of **at least \$1,600 to \$5,000 per month**. Because there is no unlimited subscription model, those costs can be even higher, even for small businesses, as page views above the allowed subscription tiers will be charged at \$0.20/page.

In addition, businesses must account for costs to repurchase access to documents for reviews that take longer than 30 days. They must also factor in costs incurred for transactions that do not reach completion. For instance, many use the Land Records system to detect and deter fraudulent activity, or to advise clients on future ventures.

Finally, there will be administrative costs incurred to set up accounts, reconcile billing (if this can even be accomplished), and analyze usage across transactions and employees.

With that in mind, we have estimated the following cost increases on a typical project or real estate transaction:

- **Residential New Construction - \$5,000-\$8,000 per unit:** Every phase of the home building industry is impacted by the ability to search land records. This includes reviews conducted by developers, surveyors, environmental consultants, engineers, attorneys, and title companies for access to records throughout the duration of the construction process. According to the National Association of Home Builders, for each \$1,000 increase in the price of a home, 2,296 Maryland households are priced out of the market. Using this metric, this could be as many as **11,000-18,000 Marylanders** now unable to achieve homeownership.
- **Residential Resale - \$750-\$1,000 per home sale:** This includes reviews by settlement companies, title insurance companies, abstractors, mortgage underwriters, REALTORS® for both buyers and sellers, surveyors, appraisers, and Condo/HOA (if applicable).
- **Commercial, Low-Income Housing, and Non-Profit development projects - \$2,000 - \$4,500 per transaction.** Maryland faces a significant housing shortage, with a gap of 96,000 units. Many low-income housing and non-profit development projects are necessary to increase housing supply and revitalize certain neighborhoods and communities. According to the SDAT there were over 500 arms-length commercial sales between July 1, 2023 and June 30, 2024. Maryland also has the fifth highest closing cost expenses nationally. These fees will ultimately add to this barrier to entry and trickle down to the parties to the transaction or tenants in the form of increased rents. Many non-profit developers that build low-income housing or shelters for the vulnerable or underserved will have to adjust their already fragile budgets which will stifle their motivation for growth and add thousands to each transaction.

Further, we have concerns that a per-page fee to view will deter individuals from conducting advance due diligence on property records, resulting in more title disputes during the escrow process and increased instances of real estate and title fraud.

Finally, the fees will increase title claims and cause delays in transferring and refinancing real estate in Maryland. The consensus amongst title researchers is that this fee will inhibit their ability to view every page of every instrument affecting title. As such, this will perpetuate an already flawed database. There is no resolution to the “gap” period for recordings or the historical delay in receiving documents back from the recorders’ offices.

## **Additional Anecdotes from Industry Members**

- **Residential Developer-** “Developers must look up land records frequently. Some examples are due diligence on a property of potential interest, deeds or easements or HOA Covenants or Front Foot Benefit Declarations or Recreational Facility Agreements on projects, ownership information or easements on adjacent property to ours. An example is they may have a 55-page HOA Declaration, a 29-page Deed of Trust, and a 20-page storm drain easement among many other recorded documents on one project with many more to come. The developer would have to pay to view and download these documents, and every engineer and surveyor and attorney they have working for me would have to pay for the same docs and then would bill the developer. This gets wrapped into the cost of the house and passed on to the consumer.”

- **Title Attorney:** “To provide a clearer picture of the impact, I’d like to share an example of my own work. Attached is a file containing several deeds for a property I am currently researching. These deeds represent a “chain of title” for a property going back just 15 years. While this is a relatively straightforward case, it still required me to review 58 pages of deeds, followed by 1,484 pages of other instruments recorded in the land records. Based on the proposed fee of \$0.20 per page, this will cost me approximately \$296.80 for a mere 15 years of history. To complete this search, I am required to go back at least 60 years, which could increase the total cost to \$750 or more—just to view the documents.

“In a more complex example, I recently conducted a title search on a property in Ocean Pines, Worcester County, which involved over 5,000 instruments indexed under the developer “Maryland Marine Properties, Inc.” With an average of 4 pages per instrument, this would amount to over \$4,000 to view the documents for just one part of the chain of title.”

- **Small Business that manages Front Foot benefits:** “We are tasked with pulling Deferred Water and Sewer Declarations for both our clients and our homeowners. This is an essential service for our homeowners as it provides transparency around the legal document that imposes the assessment on their property for the next 20-40 years, and most homeowners do not know how to use land records to search for this type of document. With this fee, each time we pull a Declaration (typically around 20 pages), we would not only incur a \$4.00 fee per document, but because the way land records are organized and labeled (i.e., “Declaration”), we have to pull a number of documents to find the right one, which would result in excessive costs simply to pull a legal document that a homeowner has requested (and needs).

“Similarly, we need to pull hundreds (if not thousands) of deeds a year (i) to show where the water and sewer disclosure has been added to a deed, (ii) to confirm the legal owners of a property, and (iii) to confirm the property is subject to the specific

Declaration. Because we manage ~50,000 units, I would expect this cost to be \$30-\$40k annually and for a small business like ours that will hurt.”

## **Other Considerations**

### **Maryland Land Records – Revenues and Expenses**

In 1991, real estate industry groups supported a surcharge on recorded instruments to create the Real Property Records Improvement Fund and provide a dedicated funding source to digitize and maintain the online property database. That surcharge has increased several times since its inception, up from the original \$5 to the current charge of \$40, paid to the Maryland Courts. In FY 2024, the Circuit Court reported that the surcharge generated approximately \$20.7 million in revenues.

Since the completion of MDLandRec, the Archives has received a flat funding amount for the land records system of \$500,000 per year from the Judiciary. The Archives budget figures indicate that the land records system has an annual cost exceeding that amount, at approximately \$800,000 per year.

The Archives staff indicated in their FY 2026 budget testimony that the new land records access fee of \$0.20/page would generate “\$1 million per month”, or approximately \$12 million per year. This amount would not only cover any shortfalls for the operation of the land records system, but the operations of the entire Archives agency, which was listed at just over \$11 million in the FY 2026 state budget (HB 350).

The above indicates that land records Industry users would be providing a minimum of \$32 million annually for a system that costs less than \$1 million to operate.

Finally, the Land Records Fund has a significant unspent balance which has been used to balance the state budget. In December 2024, the Judiciary reported a fiscal 2024 closing fund balance of \$73.9 million, \$20 million of which was transferred to the General Fund under the FY 2026 BRFA (HB 352).

## **Comparison to Surrounding States**

During testimony, Archives staff indicated that the \$0.20/page fee structure was in line with other states. However, many of the industries represented in this analysis cover multiple states and indicate that this fee is not in line with our surrounding jurisdictions, particularly when considering the existing Land Records Improvement Fee. In fact, the existence of the Land Records Fee is a direct contradiction of the Archives claim that Maryland is “the only

state in the Mid-Atlantic region that is providing online access to land records at no cost.” The cost merely comes from the endpoint of the real estate transaction rather than at the point where the land records are accessed.

Many of our surrounding states have a flat fee or a per document fee, rather than a fee per page. To make this analysis easier, we have calculated the average per document costs, regardless of pages, in some of the surrounding states.

These are examples of land records access fees and subscription services in the states surrounding Maryland:

Jurisdiction	Subscription	Cost per Page
<b>PA</b>		
Cumberland	Landex - \$0	varies per doc
Lancaster	public	free
York	Landex - \$0	varies per doc
<b>WV</b>		
Berkeley	\$180/year/user	0.50/page
Jefferson	required	
<b>VA</b>		
Stafford	\$600/year/user	no add'l cost
Henrico	\$624/year/user	no add'l cost
Fairfax	\$600/year/user	no add'l cost
Prince William	\$240/year/user	no add'l cost
Loudoun	\$240/year/user	no add'l cost
<b>DE</b>		
Sussex	required but free	\$1/document
New Castle	\$100/mo (unlimited)	no add'l cost
<b>DC</b>		
	required but free	free
<b>NC</b>		
Cherokee	public	free
Mecklenberg	public	free
<b>FL</b>		
Duval	public	free
Seminole	public	free
<b>GA</b>		
McDuffie	\$5.00 for 4 hours or \$24.95/mo	0.50/page no add'l cost
Catoosa	\$5.00 for 4 hours or \$24.95/mo	0.50/page no add'l cost

With Maryland proposing \$0.20 cents per page, it is expected that the average cost per document would exceed \$1. This would place Maryland between 100x and 10x higher than other nearby states:

State/District	Average Cost/Image
DE	\$0.003
DC	\$0.010
PA	\$0.105
VA	\$0.087
WVA	\$0.065

### Fee Announcement and Roll-Out

The real estate industry was surprised by the announcement of this new user fee. Members of the title industry who were involved with evaluating the new land records system in the last year did not learn of the fee until it was broadly announced by the Archives in March.

Additionally, we have learned that neither the Clerks of the Court nor the State Court Administrator were given advance notice of this proposal. The oversight committee of the Circuit Court Real Property Records Improvement Fund, which met as recently as December, did not discuss this fee as part of the meeting agenda and the representative of the Archives in attendance did not present the change to that group for review or discussion. An industry member of that committee noted that there have not been Archive requests for additional funding in the past several years.

While the Archives states that it “spoke extensively” to the House Public Safety and Administration Subcommittee and the Senate Health and Government Operations Subcommittee in February 2025, the written report on the new fee was a mere two paragraphs, without any supporting documentation on the need for the fee, how the existing Land Records Improvement Fund revenues were being directed, or specific comparisons of how the new fee per page compared to other states’ total fee structures.

Further, testimony before General Assembly Subcommittees and consultation with the Department of Budget and Management is not a substitute for formal rulemaking or comment periods for users of the system. The Archives also does not explain why a fee tied to the FY 2026 Budget, which begins July 1, is being implemented on May 30.

## **Industry Policy Recommendations**

- **Delay implementation** of any new fee structure until the next General Assembly Session so that this issue can be addressed in a holistic way, considering not just the Archives fee proposal but also the revenues received by the Judiciary.
- **Analyze current usage and distribution of the \$40 surcharge for the Real Property Records Improvement Fund** between Maryland Archives and the Administrative Offices of the Courts.
- Changes to the current fee structure of the Land Records system should be **conducted through the promulgation of regulations or legislation**, with the opportunity for all stakeholders to submit comments and propose alternatives.
- Page views are the wrong metric on which to base access to the Land Records system. In many cases, the user needs to search many documents (in some cases thousands) before finding the document that they need. **Document downloads or prints are a more appropriate measure, not searches or views.**
- Any policy solution must **allow subscribers to have unlimited access** to the land records system for both downloads and views, to **provide financial predictability for both businesses and consumers.**

### **Offered on behalf of:**

Maryland Building Industry Association \*\* Maryland Land Title Association

Maryland REALTORS® \*\* Maryland Bar Association

Maryland Mortgage Bankers and Brokers Association

Maryland Society of Surveyors \*\* NAIOP – Maryland

Maryland Appraisers Coalition \*\* Community Development Network

Maryland Society of Professional Engineers

## **Supporting Documents**

### **State Archives – Budget Report FY 2026**

*D60A10 – State Archives*

## ***Key Observations***

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### **1. New Land Records Fee Schedule to Generate Special Funds**

The State Archives maintains MDLANDREC.net, an online database of legal documents concerning real property, such as deeds, mortgages, and liens, from all 24 circuit courts in the State. The site currently offers free searches for individual records and subscriptions for companies that wanted to download large numbers of records in bulk. In recent years, however, companies have started using bots to create many individual accounts to download large amounts of data while avoiding paying subscription fees, in violation of the site's policies. This puts a strain on the site's servers and increases operational costs without generating any revenue. The State Archives conducted an analysis and found that in the third quarter of fiscal 2024, the top 50 users of the site were for-profit businesses, in some cases with hundreds of individual user accounts under a single business.

The State Archives is planning to implement a \$0.20 per page fee schedule for downloading records before the end of fiscal 2025. Other agencies have similar per-page fees for records; the federal courts' PACER system charges \$0.20 per page for online searches and case record downloads, and Maryland courts charge \$0.50 per page for paper copies of records. The agency researched practices in surrounding states and found that most jurisdictions charge for accessing records either by the page or through monthly subscriptions. The agency projects that, even after accounting for a potential decrease in downloads if they are no longer free, the fee schedule could bring in \$1 million in revenue per month, dramatically lowering the reliance on general funds. The Governor's budget proposal includes a targeted reversion of \$3 million in general funds for fiscal 2025 due to the expected availability of special funds from the new fee schedule. **The agency should provide an update on plans for the new fee schedule and when it is expected to be implemented.**



## **Supporting Documents**

### **Budget Transfer – Land Records Fund to General Fund**

#### **Proposed Amendment to HB 352/SB 321**

#### **|Authorize the Transfer of Funds from the Circuit Court Real Property Records Improvement Fund to the General Fund**

**Provision as Recommended by DLS:** Authorizes the transfer of \$20.0 million from the Circuit Court Real Property Records Improvement Fund to the General Fund in fiscal 2026.

**Agency:** Maryland Judiciary

**Type of Action:** Fund Transfer

**Fiscal Impact vs. Current Law:**

**(\$ in Millions)**

	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>
GF Rev.	\$0.0	\$20.0	\$0.0	\$0.0	\$0.0	\$0.0

**Background/Recent History:** The Circuit Court Real Property Records Improvement Fund, also known as the Land Records Improvement Fund (LRIF) is used to fund the Judiciary's major information technology projects, certain expenditures of circuit court offices, eFiling operations and maintenance, MDLandRec, and Electronic Land Records Online Imagery operations and maintenance. The fund receives revenues from surcharge and copying fees. In December 2024, the Judiciary reported a fiscal 2024 closing fund balance in the LRIF, excluding encumbrances of \$73.9 million, and not accounting for this proposed transfer, the Judiciary projected a fiscal 2026 closing fund balance of \$51.0 million.

Chapter 719 of 2021, Chapter 522 of 2022, and Chapter 762 of 2023 authorized the Judiciary to transfer up to \$12.0 million in general funds per year from unspent funds in the budget to the LRIF rather than reverting the funds.

**State Effect:** General fund revenues increase by \$20.0 million in fiscal 2026. Special fund expenditures decrease by the same amount to the extent that the balance would have been used in a future year. However, the timing of those potential expenditures and, therefore, the special fund expenditure decrease cannot be reliably estimated.

**Local Effect:** None.

## Supporting Documents

### Annual Report – Real Property Improvement Fund

Fiscal Year 2024 Circuit Court Real Property Records Improvement Fund

In addition to funding the Judiciary’s major information technology project and operational costs for land records departments in the circuit courts, the Fund also funds maintenance of mdlandrec.net, which is the public retrieval system for recorded land records instruments. The system is administered by the Maryland State Archives and \$500,000 is allocated annually to the Archives to maintain the system.

Fiscal Year 2024 Circuit Court Real Property Records Improvement Fund

**CHART 1 – MAJOR IT EXPENDITURES FY 2025 – FY 2029**

Project Name	FY25 Approp	FY26 Estimated	FY27 Estimated	FY28 Estimated	FY29 Estimated
AIS - Attorney Information System Enhancements	400,000				
Court Revenue Assessment	1,278,800				
e-BAR	1,250,000				
Guardianship	750,000	750,000	500,000		
Case Notification	200,000	500,000	600,000	600,000	658,493
Mobile Information	1,000,000	1,500,000	1,509,943	1,000,000	750,000
SMART System Replacement	200,000	300,000	200,000	300,000	
Voice Over Internet Protocol - Enterprise Deployment	500,000				
Data Analytics	1,000,000	1,000,000	1,500,000	2,000,000	2,500,000
Digital Evidence	400,000	1,400,000	1,800,000	1,800,000	1,200,000
Network Redesign	1,000,000	1,000,000	2,000,000	2,000,000	1,000,000
Enterprise Content / Records Management	2,548,533	3,200,000	3,200,000	3,100,000	1,200,000
Enterprise Financial/HR System	500,000	1,500,000	2,000,000	3,500,000	4,100,000
Information Security Enhancements	1,000,000	1,300,000	1,000,000	1,000,000	572,120
Case Management Optimization	4,145,000	4,170,000	4,100,000	4,200,000	3,700,000
Infrastructure Modernization	3,523,000	3,000,000	3,000,000	3,000,000	3,000,000
Total	19,695,333	19,620,000	21,409,943	22,500,000	18,680,613
Grand Total	101,905,889				

## Current Fund Conditions

As indicated in Chart 2, the Fund's collections fluctuated greatly between Fiscal Year 2009 and Fiscal Year 2023, from a low of \$15,820,528 in Fiscal Year 2011 to a high of \$49,641,000 in Fiscal Year 2021. Last year saw a 36 percent decrease in collections. The surcharge revenue is the lowest since the implementation of the increased surcharge in 2012. This reduction is probably attributed a slowing in the real estate market due to increasing interest rates as well as the overall economic challenges occurring in 2023.

### CHART 2 – CIRCUIT COURT REAL PROPERTY RECORDS IMPROVEMENT FUND COLLECTIONS

Circuit Court Real Property Records Improvement Fund Actual Collections					
Fiscal Year	Surcharge	Copy Fees	Interest	e-File Fee	Total
FY2006	32,291,633	1,961,261	3,088,274	-	\$37,341,169
FY2007	28,049,949	1,132,130	3,804,311	-	\$32,986,390
FY2008	20,944,174	796,303	3,747,098	-	\$25,487,575
FY2009	16,430,433	703,286	2,624,747	-	\$19,758,467
FY2010*	16,033,336	488,862	-	-	\$16,522,199
FY2011	15,350,066	470,461	-	-	\$15,820,528
FY2012**	31,392,458	443,025	-	-	\$31,835,483
FY2013	37,979,669	390,347	-	-	\$38,370,016
FY2014	30,112,239	385,353	-	-	\$30,497,592
FY2015	28,467,020	438,502	-	-	\$28,905,521
FY2016***	29,846,531	492,241	-	5,428,196	\$35,766,968
FY2017	31,774,518	484,192	-	5,621,856	\$37,880,566
FY2018	28,539,762	389,945	-	5,635,540	\$34,565,247
FY2019	26,345,418	314,088	-	5,741,441	\$32,400,947
FY2020	32,053,206	245,668	-	4,756,244	\$37,055,118
FY2021	45,592,783	154,074	-	3,894,143	\$49,641,001
FY2022	40,173,474	193,403	-	4,028,957	\$44,395,834
FY2023	24,027,384	184,049	-	4,580,216	\$28,791,648
FY2024	20,785,958	157,162	-	4,887,559	\$25,830,679

\* Per 2010 BRFA, interest was reverted to the General Fund.

\*\* Surcharge was increased from \$20 to \$40.

\*\*\* e-filing Service Fee collection began.

Fiscal Year 2024 Circuit Court Real Property Records Improvement Fund

As reflected in **Chart 3**, revenues are anticipated to generate \$37.1 million per year from Fiscal 2025 to 2029. The Judiciary used a five-year average, from Fiscal Years 2020 through 2024, to forecast surcharge/fee revenue and e-filing service fees through Fiscal Year 2029. The Fund, however, is expected to experience an ongoing structural deficit.

**CHART 3 – FUND COLLECTIONS AND ANTICIPATED DISBURSEMENT**

	<b>FY 2024 Actual</b>	<b>FY 2025 Estimated</b>	<b>FY 2026 Estimated</b>	<b>FY 2027 Estimated</b>	<b>FY 2028 Estimated</b>	<b>FY 2029 Estimated</b>
<b>Revenues:</b>						
Transfer from GF to RPRIF	-	-	-	-	-	-
Surcharge/ Copy Fees	20,943,120	32,713,432	32,713,432	32,713,432	32,713,432	32,713,432
e-Filing Service Fees	4,887,559	4,429,424	4,429,424	4,429,424	4,429,424	4,429,424
<b>Total</b>	<b>25,830,679</b>	<b>37,142,856</b>	<b>37,142,856</b>	<b>37,142,856</b>	<b>37,142,856</b>	<b>37,142,856</b>
<b>Operations:</b>						
ELROI Operations/Maintenance	1,609,141	2,226,105	1,999,761	1,999,761	1,999,761	1,999,761
e-Filing Operations/Maintenance	4,645,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Archives - mdlandrec	500,000	500,000	500,000	500,000	500,000	500,000
Circuit Court Offices	20,553,027	21,066,853	21,593,524	22,133,362	22,686,696	23,253,864
Major IT Projects	11,772,123	19,695,333	19,620,000	21,409,943	22,500,000	18,680,613
<b>Total</b>	<b>39,079,291</b>	<b>48,488,291</b>	<b>48,713,285</b>	<b>51,043,066</b>	<b>52,686,457</b>	<b>49,434,238</b>
<b>Projected Fiscal Year Structural Surplus/(Shortfall)</b>	<b>(13,248,612)</b>	<b>(11,345,435)</b>	<b>(11,570,429)</b>	<b>(13,900,210)</b>	<b>(15,543,601)</b>	<b>(12,291,382)</b>
<b>Beginning Fund Balance</b>	<b>87,149,364</b>					
<b>Total Ending Fund Balance</b>	<b>73,900,752</b>	<b>62,555,318</b>	<b>50,984,888</b>	<b>37,084,678</b>	<b>21,541,077</b>	<b>9,249,695</b>

\*Numbers may not sum to total due to rounding.

<b>FY24 Actual Fiscal Year Encumbrances:</b>	
A0012 AY18	877,020.95
A0012 AY19	82,990.00
A0012 AY21	1,535,653.88
A0012 AY22	10,346.00
A0010 AY23	195.72
A0012 AY23	1,544,373.77
A0010 AY24	86,008.33
A0012 AY24	1,735,334.49
<b>Total Open Encumbrances</b>	<b>5,871,923.14</b>

## **Supporting Documents**

### **Judiciary - Budget Report FY 2026**

*C00A00 – Judiciary*

## ***Issues***

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### **1. Judiciary Continues Progress on Major IT Projects**

The Judiciary's Major Information Technology Development Projects (MITDP) are funded by the Circuit Court Real Property Records Improvement Fund, more commonly known as the Land Records Improvement Fund (LRIF). This fund also provides funding for circuit court offices, eFiling operations and maintenance, MDLandRec, and Electronic Land Records Online Imagery Operations and Maintenance.

In December 2024, the Judiciary submitted a report on its MITDPs as requested by the 2024 JCR. The report provides information on the status of the Judiciary's MITDPs in various stages of development from planning to nearing completion. **Exhibit 11** provides information included in the report on planned spending by project through fiscal 2029. The total spending on MITDPs in fiscal 2026 is expected to be approximately \$19.6 million, a decrease from the \$19.7 million estimated in the forecast submitted in December 2023. The decrease is due to several projects concluding in fiscal 2025, including the Maryland Electronic Courts (MDEC) project and the Courthouse eReadiness project. However, the amount of the decrease is smaller due to several projects receiving increased funding in fiscal 2026, including the Enterprise Content/Records Management project, which receives \$651,000 more in fiscal 2026 than the prior year; the Mobile Information project, which is budgeted at \$1.5 million in fiscal 2026, or \$500,000 more than the prior year; and the Enterprise Financial/HR System and Digital Evidence projects, which each grow by \$1.0 million in fiscal 2026. The Voice over Internet Protocol (VoIP) Enterprise Deployment project is now planned to conclude in fiscal 2026. This project was previously forecasted to need funding through at least fiscal 2028. Additionally, the Judiciary is now forecasting that the State of Maryland Automated Record Tracking (SMART) system replacement project will conclude in fiscal 2028.]

**Exhibit 11**  
**Major Information Technology Project Expenditure Forecast**  
**Fiscal 2025-2029**  
**(\$ in Thousands)**

	<u>2025 Est.</u>	<u>2026 Est.</u>	<u>2027 Est.</u>	<u>2028 Est.</u>	<u>2029 Est.</u>
Case Management Optimization	\$4,145	\$4,170	\$4,100	\$4,200	\$3,700
Enterprise Content/Records Management	2,549	3,200	3,200	3,100	1,200
Infrastructure Modernization	3,523	3,000	3,000	3,000	3,000
Mobile Information	1,000	1,500	1,510	1,000	750
Enterprise Financial/HR System	500	1,500	2,000	3,500	4,100
Digital Evidence	400	1,400	1,800	1,800	1,200
Information Security Enhancements	1,000	1,300	1,000	1,000	572
Data Analytics	1,000	1,000	1,500	2,000	2,500
Network Redesign	1,000	1,000	2,000	2,000	1,000
Guardianship	750	750	500		
Case Notification	200	500	600	600	658
SMART System Replacement	200	300	200	300	
Attorney Information System Enhancements	400				
Court Revenue Assessment	1,279				
e-BAR	1,250				
Voice Over Internet Protocol – Enterprise Deployment	500				
<b>Total</b>	<b>\$19,695</b>	<b>\$19,620</b>	<b>\$21,410</b>	<b>\$22,500</b>	<b>\$18,681</b>

HR: human resources

SMART: State of Maryland Automated Record Tracking

Source: Maryland Judiciary; Department of Legislative Services

The report indicated that four projects are due to be completed in fiscal 2025 and are not receiving additional funding in fiscal 2026. Among the projects concluding in fiscal 2025 are the VoIP deployment and enhancements to various case and information management systems. A description of all active MITDPs that the Judiciary is currently facilitating can be found in **Appendix 4**.