



**78 Winthrop Street, Augusta, Maine 04330  
(207) 622-7505 • Fax (207) 622-7507**

**To:** Committee on State and Local Government

**Re:** Legislative Document No. 358-An Act to Increase Fees Paid to Registers of Deeds

**Date:** February 24, 2025

Distinguished Members of the Committee on State and Local Government:

My name is Samantha Tibbetts. I am a resident of Gardiner and a real estate and title attorney at Central Maine Title Company and Cumberland Title Services (hereinafter “Central Maine Title”) in Augusta. I am testifying in opposition to Section 6 of LD 358.

Central Maine Title is a small title company in Maine. We offer title and closing services to lenders and buyers across the state, and to do so we conduct title searches in the registry of deeds to prepare title commitments and abstracts of title to our clients. Many small businesses, like ours, utilize the 500 free copies that the registry provides for documents that are essential to the operation of our business. Contrary to what the registry believes, we do not pass on any document fees paid to the registry to conduct our title examination and final report. The title industry has to maintain competitive pricing for title examinations and closings in order to preserve business on a large scale. If the registry scales back from 500 free copies to 100 free copies per year, our company and other title companies in the industry will be greatly affected, and prices will undoubtedly increase for our clients. The number of free copies that the registry chose to scale back to seems arbitrary. With a significant increase in the fees paid to the registry of deeds, if the bill passes, the registry should be able to maintain the current rate of 500 free copies. For the reasons listed above, I would like to encourage the Committee to consider revising the bill to maintain 500 free copies that the registry provides for currently.

Thank you for the opportunity to provide testimony to the Committee.

Best,

**Samantha R. Tibbetts**

Samantha R. Tibbetts, Esquire

Samantha Tibbetts  
Central Maine Title  
LD 358

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