

# HOUSE BILL 838

N1, L2

7lr1660  
CF SB 487

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By: **Delegate McIntosh (By Request – Baltimore City Administration)**

Introduced and read first time: February 3, 2017

Assigned to: Environment and Transportation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Baltimore City – Residential Ground Leases – Abandoned Property**

3 FOR the purpose of prohibiting a ground lease holder from taking certain actions to recover  
4 ground rent due and owing on certain abandoned property in Baltimore City before  
5 title was acquired by Baltimore City under certain circumstances; making  
6 conforming changes; and generally relating to residential ground leases in Baltimore  
7 City.

8 BY repealing and reenacting, with amendments,

9 Article – Real Property

10 Section 8–806(c)

11 Annotated Code of Maryland

12 (2015 Replacement Volume and 2016 Supplement)

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

14 That the Laws of Maryland read as follows:

15 **Article – Real Property**

16 8–806.

17 (c) (1) Notwithstanding any other provision of law, in any suit, action, or  
18 proceeding to recover past due ground rent, a ground lease holder may only recover not  
19 more than 3 years' past due ground rent, calculated from the date notice was sent under §  
20 8–807(c)(1) of this subtitle, if the property is:

21 (i) Owned or acquired by any means by the Mayor and City Council  
22 of Baltimore; and

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (ii) [Abandoned property, as defined in § 21–17(a)(2) of the Public  
2 Local Laws of Baltimore City, or distressed] **DISTRESSED** property, as defined in §  
3 21–17(a)(3) of the Public Local Laws of Baltimore City.

4 (2) **NOTWITHSTANDING ANY OTHER PROVISION OF LAW, A GROUND**  
5 **LEASE HOLDER MAY NOT BRING ANY SUIT, ACTION, PROCEEDING, OR OTHER**  
6 **EFFORT TO RECOVER THE GROUND RENT THAT WAS DUE AND OWING BEFORE THE**  
7 **DATE THAT THE MAYOR AND CITY COUNCIL OF BALTIMORE ACQUIRED TITLE, IF**  
8 **THE PROPERTY IS:**

9 (i) **OWNED OR ACQUIRED BY ANY MEANS BY THE MAYOR AND**  
10 **CITY COUNCIL OF BALTIMORE; AND**

11 (ii) **ABANDONED PROPERTY, AS DEFINED IN § 21–17(A)(2) OF**  
12 **THE PUBLIC LOCAL LAWS OF BALTIMORE CITY.**

13 (3) With regard to property described under [paragraph] **PARAGRAPHS (1)**  
14 **AND (2)** of this subsection, a ground lease holder may request in writing that the Mayor  
15 and City Council of Baltimore acquire the reversionary interest under the ground lease for  
16 the market value established at the time of the acquisition by the Mayor and City Council  
17 of the leasehold interest under the ground lease.

18 **SECTION 2. AND BE IT FURTHER ENACTED,** That this Act shall take effect  
19 October 1, 2017.