

# SENATE BILL 487

N1, L2

7lr2662  
CF HB 838

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By: **Senator McFadden (By Request – Baltimore City Administration) and  
Senators Conway, Ferguson, Nathan-Pulliam, and Robinson**

Introduced and read first time: January 30, 2017

Assigned to: Judicial Proceedings

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Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: March 17, 2017

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## CHAPTER \_\_\_\_\_

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~~ the owner of the leasehold interest under  
6 certain circumstances; making conforming changes; and generally relating to  
7 residential ground leases in Baltimore City.

8 BY repealing and reenacting, with amendments,  
9 Article – Real Property  
10 Section ~~8-806(e)(1)~~ 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 §

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 8-807(c)(1) of this subtitle] ~~NOT BRING ANY SUIT, ACTION, PROCEEDING, OR OTHER~~  
 2 ~~EFFORT TO RECOVER GROUND RENT THAT WAS DUE AND OWING BEFORE THE DATE~~  
 3 ~~THAT THE MAYOR AND CITY COUNCIL OF BALTIMORE ACQUIRED TITLE~~, if the  
 4 property is:

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

7 (ii) ~~Abandoned property, as defined in § 21-17(a)(2) of the Public~~  
 8 ~~Local Laws of Baltimore City], or distressed~~ **DISTRESSED** property, as defined in §  
 9 21-17(a)(3) of the Public Local Laws of Baltimore City].

10 **(2) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, A GROUND**  
 11 **LEASE HOLDER MAY NOT BRING ANY SUIT, ACTION, PROCEEDING, OR OTHER**  
 12 **EFFORT TO RECOVER THE GROUND RENT THAT WAS DUE AND OWING BEFORE THE**  
 13 **DATE THAT THE OWNER OF THE LEASEHOLD INTEREST ACQUIRED TITLE, IF THE**  
 14 **PROPERTY IS:**

15 **(I) OWNED OR ACQUIRED BY ANY MEANS BY THE OWNER OF**  
 16 **THE LEASEHOLD INTEREST; AND**

17 **(II) ABANDONED PROPERTY, AS DEFINED IN § 21-17(A)(2) OF**  
 18 **THE PUBLIC LOCAL LAWS OF BALTIMORE CITY.**

19 **(3) With regard to property described under [paragraph] PARAGRAPHS (1)**  
 20 **AND (2) of this subsection, a ground lease holder may request in writing that the [Mayor**  
 21 **and City Council of Baltimore] OWNER OF THE LEASEHOLD INTEREST acquire the**  
 22 **reversionary interest under the ground lease for the market value established at the time**  
 23 **of the acquisition by the [Mayor and City Council] OWNER of the leasehold interest under**  
 24 **the ground lease.**

25 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
 26 October 1, 2017.

Approved:

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Governor.

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President of the Senate.

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Speaker of the House of Delegates.