

HOUSE BILL 149

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01r0067
CF 01r3147

By: **Chair, Environment and Transportation Committee (By Request –
Departmental – Assessments and Taxation)**

Introduced and read first time: January 15, 2020

Assigned to: Environment and Transportation

Committee Report: Favorable

House action: Adopted

Read second time: February 18, 2020

CHAPTER _____

1 AN ACT concerning

2 **Real Property – Ground Leases – Required Notifications – Private Transaction**
3 **Redemptions**

4 FOR the purpose of altering the requirement that a ground lease holder notify the State
5 Department of Assessments and Taxation of certain changes concerning a ground
6 lease; authorizing a leasehold tenant or an interested party to submit to the
7 Department certain documentation of the redemption of a ground lease if the ground
8 lease is redeemed in a private transaction under certain circumstances; requiring
9 the Department to update a certain online registry after accepting documentation of
10 a redemption under certain circumstances; and generally relating to ground leases.

11 BY repealing and reenacting, with amendments,
12 Article – Real Property
13 Section 8–706
14 Annotated Code of Maryland
15 (2015 Replacement Volume and 2019 Supplement)

16 BY adding to
17 Article – Real Property
18 Section 8–707.1
19 Annotated Code of Maryland
20 (2015 Replacement Volume and 2019 Supplement)

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

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 That the Laws of Maryland read as follows:

2 **Article – Real Property**

3 8–706.

4 After a ground lease is registered, the ground lease holder shall promptly notify the
5 Department of:

6 (1) A change in the name or address of the ground lease holder[, leasehold
7 tenant,] or person to whom the ground rent payment is sent;

8 (2) A redemption of the ground lease; and

9 (3) Any other information the Department requires.

10 **8–707.1.**

11 **(A) (1) SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION, A LEASEHOLD**
12 **TENANT OR AN INTERESTED PARTY MAY SUBMIT TO THE DEPARTMENT**
13 **DOCUMENTATION SATISFACTORY TO THE DEPARTMENT OF THE REDEMPTION OF A**
14 **GROUND LEASE IF:**

15 **(I) THE GROUND LEASE IS REDEEMED IN A PRIVATE**
16 **TRANSACTION BETWEEN THE GROUND LEASE HOLDER AND THE LEASEHOLD**
17 **TENANT; AND**

18 **(II) THE GROUND LEASE HOLDER HAS FAILED TO NOTIFY THE**
19 **DEPARTMENT OF THE REDEMPTION AS REQUIRED UNDER § 8–706(2) OF THIS**
20 **SUBTITLE.**

21 **(2) THE DOCUMENTATION SUBMITTED UNDER PARAGRAPH (1) OF**
22 **THIS SUBSECTION SHALL INCLUDE A CERTIFIED COPY OF THE GROUND LEASE**
23 **REDEMPTION DEED THAT HAS BEEN FILED IN THE LAND RECORDS OF THE COUNTY**
24 **IN WHICH THE PROPERTY THAT WAS SUBJECT TO THE GROUND LEASE IS LOCATED.**

25 **(B) AFTER ACCEPTING DOCUMENTATION UNDER SUBSECTION (A) OF THIS**
26 **SECTION, THE DEPARTMENT SHALL UPDATE THE ONLINE REGISTRY AS REQUIRED**
27 **UNDER § 8–703 OF THIS SUBTITLE TO INDICATE THAT A GROUND LEASE HAS BEEN**
28 **REDEEMED.**

29 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
30 October 1, 2020.