

Chapter 94

**(House Bill 172)**

AN ACT concerning

**Real Property – Ground Leases – Repeal of Registration Fees**

FOR the purpose of repealing certain fees for the registration of ground leases with the State Department of Assessments and Taxation; altering the circumstances under which the Department shall register a ground lease; making conforming changes; and generally relating to the registration of ground leases.

BY repealing and reenacting, with amendments,  
Article – Real Property  
Section 8–704 and 8–705  
Annotated Code of Maryland  
(2015 Replacement Volume and 2019 Supplement)

BY repealing  
Article – Real Property  
Section 8–709  
Annotated Code of Maryland  
(2015 Replacement Volume and 2019 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
That the Laws of Maryland read as follows:

**Article – Real Property**

8–704.

(a) A ground lease holder shall register a ground lease with the Department by submitting[:

(1) A] A registration form that the Department requires[; and

(2) The registration fee for each ground lease as provided under subsection (d) of this section].

(b) The registration form shall include:

(1) The premise address and tax identification number of the property for which the ground lease was created;

(2) (i) The name and address of the ground lease holder; and

(ii) A section that provides the ground lease holder the option to include the ground lease holder's telephone number and e-mail address;

(3) The name and address of the leasehold tenant;

(4) The name and address of the person to whom the ground rent payment is sent;

(5) The amount and payment dates of the ground rent installments;

(6) To the best of the ground lease holder's knowledge, a statement of the range of years in which the ground lease was created; and

(7) The liber and folio information for the current ground rent deed of record.

(c) The reporting form for changes or corrections to a ground lease registration shall include a section that provides the ground lease holder the option to include the ground lease holder's telephone number and e-mail address.

[(d) The registration fee for a ground lease per ground lease holder is:

(1) \$10 for the first ground lease; and

(2) \$5 for each additional ground lease.]

8-705.

(a) The Department shall register a ground lease when the Department receives[:

(1) A] A registration form[: and

(2) The appropriate registration fee for each ground lease].

(b) If for any reason the Department is unable to register a ground lease for which a registration form [and appropriate fee] has been submitted, the Department shall notify the ground lease holder of that ground lease, within 30 days of processing the registration form, of any information needed by the Department so as to complete the registration.

[8-709.

(a) The Department shall credit all fees collected under this subtitle to the fund established under § 1-203.3 of the Corporations and Associations Article.

(b) Fees received shall be held in a ground lease registry account in that fund and shall help defray the costs of the registry created under this subtitle.]

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

**Enacted under Article II, § 17(c) of the Maryland Constitution, May 8, 2020.**