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Judicial Proceedings Committee  
Executive Nominations Committee

*Joint Committees*

Administrative, Executive, and  
Legislative Review

Children, Youth, and Families

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Baltimore County Senate Delegation

THE SENATE OF MARYLAND  
ANNAPOLIS, MARYLAND 21401

**Testimony Regarding SB 194**  
**Ground Leases – Notices and Billing – Forms and Requirements**  
**Before the Judicial Proceedings Committee**  
**February 9, 2023**

Good afternoon Chairman Smith, members of the Judicial Proceedings Committee,

Senate Bill 194 updates the code to expand the mission of the Department of Assessments and Taxation (“SDAT”) so that it can fully address consumer protections for homeowners. SB 194 would shift SDAT’s Ground Rent Department’s mission from being a neutral record keeper to actively assisting homeowners with redeeming their ground rent.

Senate Bill 194 ensures that ground rent bills are mailed to the same address where a property’s tax bill is mailed; and requires that ground leaseholders use the sample notices that are on SDAT’s website. SDAT notes that there are many unregistered and therefore unenforceable ground rents. When a ground rent becomes registered or has been delinquent, SB 194 ensures that only three years of ground rent can be held in escrow.

Senate Bill 194 provides significant changes that will add consumer protections for homeowners who have residential ground rents. For these reasons, I ask you to vote favorably in support of SB 194.