

HOUSE BILL 997

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Q1  
HB 1058/01 - W&M

2002 Regular Session  
2lr2689  
CF 2lr2688

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By: **Delegate Marriott (Baltimore City Administration)**

Introduced and read first time: February 8, 2002

Assigned to: Ways and Means

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Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 22, 2002

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CHAPTER 401

1 AN ACT concerning

2 **Baltimore City - ~~Abandoned Property Subject to Ground Rent~~ Rents on**  
3 **Abandoned Property - Tax Sales - Donations**

4 FOR the purpose of providing that, at a tax sale of certain abandoned property in  
5 Baltimore City that is subject to a ground rent or lease for a term of 99 years  
6 renewable forever, the collector shall sell the whole fee simple interest in the  
7 property; providing that certain ground rents may be donated to Baltimore City  
8 or a certain entity; and generally relating to ~~tax sales of certain ground rents on~~  
9 certain abandoned property in Baltimore City ~~that is subject to a ground rent or~~  
10 lease for a term of years renewable forever.

11 BY repealing and reenacting, with amendments,  
12 Article - Real Property  
13 Section 8-110  
14 Annotated Code of Maryland  
15 (1996 Replacement Volume and 2001 Supplement)

16 BY repealing and reenacting, with amendments,  
17 Article - Tax - Property  
18 Section 14-816  
19 Annotated Code of Maryland  
20 (2001 Replacement Volume and 2001 Supplement)

21 BY repealing and reenacting, without amendments,  
22 Article - Tax - Property  
23 Section 14-817(c)

1 Annotated Code of Maryland  
2 (2001 Replacement Volume and 2001 Supplement)

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

5 **Article - Real Property**

6 8-110.

7 (a) (1) This section does not apply to leases of property leased for business,  
8 commercial, manufacturing, mercantile, or industrial purposes or any other purpose  
9 which is not primarily residential, where the term of the lease, including all renewals  
10 provided for, does not exceed 99 years. A lease of the entire property improved or to be  
11 improved by any apartment, condominium, cooperative, or other building for  
12 multiple-family use on the property constitutes a business and not a residential  
13 purpose. The term "multiple-family use" does not apply to any duplex or  
14 single-family structure converted to a multiple-dwelling unit.

15 (2) This section does not apply to irredeemable leases executed before  
16 April 9, 1884.

17 (3) This section does not apply to leases of the ground or site upon which  
18 dwellings or mobile homes are erected or placed in a mobile home development or  
19 mobile home park.

20 (b) Except for apartment and cooperative leases, any reversion reserved in a  
21 lease for longer than 15 years is redeemable, at the option of the tenant, after a notice  
22 of one month to the landlord:

23 (1) For a sum equal to the annual rent reserved multiplied by:

24 (i) 25, which is capitalization at 4 percent, if the lease was  
25 executed from April 8, 1884 to April 5, 1888, both inclusive;

26 (ii) 8.33, which is capitalization at 12 percent, if the lease was or is  
27 created after July 1, 1982; or

28 (iii) 16.66, which is capitalization at 6 percent, if the lease was  
29 created at any other time;

30 (2) For a lesser sum if specified in the lease; or

31 (3) For a sum to which the parties may agree at the time of redemption.

32 (c) If the lease is executed on or after July 1, 1971, the reversion is  
33 redeemable at the expiration of 3 years from the date of the lease. If the lease is  
34 executed on or after July 1, 1982 or between July 1, 1969 and July 1, 1971, the  
35 reversion is redeemable at the expiration of 5 years from the date of the lease. If the  
36 lease is executed before July 1, 1969, the reversion is redeemable at any time.

1 (d) If a tenant has power to redeem the reversion from a trustee or other  
 2 person who does not have a power of sale, the reversion nevertheless may be  
 3 redeemed in accordance with the procedures prescribed in the Maryland Rules.

4 (e) Notwithstanding subsections (b) and (c) of this section, any regulatory  
 5 changes made by a federal agency, instrumentality, or subsidiary, including the  
 6 Department of Housing and Urban Development, the Federal Housing  
 7 Administration, the Government National Mortgage Association, the Federal  
 8 National Mortgage Association, and the Veterans' Administration, shall be applicable  
 9 to redemption of reversions of leases for longer than 15 years.

10 (F) (1) BEFORE THE ENTRY OF A JUDGMENT FORECLOSING AN OWNER'S  
 11 RIGHT OF REDEMPTION, A REVERSION IN A GROUND RENT OR LEASE FOR 99 YEARS  
 12 RENEWABLE FOREVER HELD ON ABANDONED PROPERTY IN BALTIMORE CITY, AS  
 13 DEFINED IN § 14-817 OF THE TAX - PROPERTY ARTICLE, MAY BE DONATED TO  
 14 BALTIMORE CITY OR, AT THE OPTION OF BALTIMORE CITY, TO AN ENTITY  
 15 DESIGNATED BY BALTIMORE CITY.

16 (2) VALUATION OF THE DONATION OF A REVERSIONARY INTEREST  
 17 PURSUANT TO THIS SUBSECTION SHALL BE IN ACCORDANCE WITH SUBSECTION (B)  
 18 OF THIS SECTION.

19 **Article - Tax - Property**

20 14-816.

21 (a) [When] EXCEPT AS PROVIDED IN SUBSECTION (B) OF THIS SECTION,  
 22 WHEN any property subject to sale under this subtitle is subject to a ground rent or  
 23 lease for a term of ~~years~~ 99 YEARS renewable forever, the collector shall sell the  
 24 leasehold interest only, with the improvements erected on the leasehold interest, if  
 25 any; provided, however, that any property sold, subject to a ground rent or lease  
 26 under this section, to a bona fide purchaser for value or the government of the  
 27 jurisdiction conducting the sale, upon foreclosure of the rights of redemption, is not  
 28 subject to any claim for rent unpaid, due, or accruing prior to the date of the judgment  
 29 of foreclosure.

30 (B) IF ABANDONED PROPERTY IN BALTIMORE CITY ~~DESCRIBED IN SOLD~~  
 31 UNDER § 14-817(C) OF THIS SUBTITLE WITH A MINIMUM BID LESS THAN THE LIEN  
 32 AMOUNT IS SUBJECT TO A GROUND RENT OR LEASE FOR A TERM OF 99 YEARS  
 33 RENEWABLE FOREVER, THE COLLECTOR SHALL SELL THE WHOLE FEE SIMPLE  
 34 INTEREST IN THE PROPERTY.

35 [(b)] (C) The termination of claims on property sold under subsection (a) of  
 36 this section shall not foreclose any personal claims against previous holders of the  
 37 interest sold, for rent unpaid, due, or accruing prior to the date of the judgment of  
 38 foreclosure.

1 14-817.

2 (c) (1) In Baltimore City, abandoned property consisting of either a vacant  
3 lot or improved property cited as vacant and unfit for habitation on a housing or  
4 building violation notice may be sold for a sum less than the total amount of:

5 (i) all taxes on the property that are certified to the collector under  
6 § 14-810 of this subtitle;

7 (ii) interest and penalties on the taxes; and

8 (iii) expenses incurred in making the sale.

9 (2) The collector shall establish a minimum bid for abandoned property  
10 sold under this subsection.

11 (3) The person responsible for the taxes prior to the sale shall remain  
12 liable to the collector for the difference between the amount received in the tax sale  
13 under this section and the taxes, interest, penalties, and expenses remaining after  
14 the sale.

15 (4) The balance remaining after the tax sale shall be included in the  
16 amount necessary to redeem the property under § 14-828 of this subtitle.

17 (5) In a proceeding to foreclose the right of redemption under this  
18 subtitle, the complaint shall request a judgment for the city in the amount of the  
19 balance.

20 (6) The balance remaining after the tax sale is no longer a lien on the  
21 property when:

22 (i) a judgment is entered foreclosing the owner's right of  
23 redemption;

24 (ii) the deed is recorded; and

25 (iii) all liens accruing subsequent to the date of sale are paid in full.

26 (7) The Mayor and City Council may institute a separate action to collect  
27 the balance at any time within 7 years after the tax sale if the plaintiff is a private  
28 purchaser.

29 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
30 July 1, 2002.

