

**SB0135/498476/1**

BY: Judicial Proceedings Committee

AMENDMENTS TO SENATE BILL 135  
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 12, after “effect;” insert “requiring the Department, on request of a ground lease holder or leasehold tenant, to cause to be filed in the land records of the county in which a certain ground lease extinguishment certificate was filed, a certain notice that the extinguishment has been invalidated by a certain court decision and that the underlying leasehold interest remains in full force and effect; providing for the construction of this Act;”.

AMENDMENT NO. 2

On page 6, in line 7, strike “**SEEKING A MONEY JUDGMENT FOR THE AMOUNT OF ANY GROUND RENT DUE**” and substitute “**TO ENFORCE ANY RIGHTS THE GROUND LEASE HOLDER MAY HAVE UNDER THE GROUND LEASE**”.

AMENDMENT NO. 3

On page 9, after line 18, insert:

“SECTION 3. AND BE IT FURTHER ENACTED, That, if a ground lease extinguishment certificate issued under § 8-708 of the Real Property Article, as it existed immediately before the effective date of this Act, was filed in the land records, on request of the ground lease holder or the leasehold tenant, the State Department of Assessments and Taxation shall cause to be filed in the land records of the appropriate county a notice that states “The Certificate of Ground Lease Extinguishment, recorded (insert the appropriate month, day, and year) has been invalidated by the Maryland Court of Appeals pursuant to its holding in Muskin v. State Department of Assessments and Taxation, 422 Md. 544 (2011) and the underlying leasehold interest remains in full force and effect unless otherwise redeemed under applicable Maryland law.””.

(Over)

AMENDMENT NO. 4

On page 9, before line 19, insert:

“SECTION 4. AND BE IT FURTHER ENACTED, That this Act may not be construed to prohibit a ground lease holder who registers a ground lease under § 8–704 of the Real Property Article, as enacted by Section 1 of this Act, after the effective date of this Act from collecting ground rent payments or taking any other action to enforce any rights under the ground lease, subject to § 8–111.1 of the Real Property Article, after the ground lease is registered.”;

and in line 19, strike “3.” and substitute “5.”.