

HOUSE BILL 44

N1

7lr0404

(PRE-FILED)

By: **Delegate McCray**

Requested: July 5, 2016

Introduced and read first time: January 11, 2017

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Residential Property – Ground Lease Registration Form – Contact Information**
3 **Option**

4 FOR the purpose of requiring the ground lease registration form required by the State
5 Department of Assessments and Taxation to include a section that provides the
6 ground lease holder the option to provide certain contact information; and generally
7 relating to the registration of ground leases.

8 BY repealing and reenacting, with amendments,
9 Article – Real Property
10 Section 8–704
11 Annotated Code of Maryland
12 (2015 Replacement Volume and 2016 Supplement)

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

15 **Article – Real Property**

16 8–704.

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

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

20 (2) The registration fee for each ground lease as provided under subsection
21 (c) of this section.

22 (b) The registration form shall include:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



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

3 (2) **(I)** The name and address of the ground lease holder; **AND**

4 **(II) A SECTION THAT PROVIDES THE GROUND LEASE HOLDER**
5 **THE OPTION TO INCLUDE THE GROUND LEASE HOLDER'S TELEPHONE NUMBER AND**
6 **E-MAIL ADDRESS;**

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

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

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

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

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

15 (c) The registration fee for a ground lease per ground lease holder is:

16 (1) \$10 for the first ground lease; and

17 (2) \$5 for each additional ground lease.

18 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
19 October 1, 2017.