

SENATE BILL 487

N1, L2

7lr2662
CF 7lr1660

By: **Senator McFadden (By Request – Baltimore City Administration) and
Senators Conway, Ferguson, Nathan-Pulliam, and Robinson**

Introduced and read first time: January 30, 2017

Assigned to: Judicial Proceedings

A BILL ENTITLED

1 AN ACT concerning

2 **Baltimore City – Residential Ground Leases – Abandoned Property**

3 FOR the purpose of prohibiting a ground lease holder from taking certain actions to recover
4 ground rent due and owing on certain abandoned property in Baltimore City before
5 title was acquired by Baltimore City under certain circumstances; and generally
6 relating to residential ground leases in Baltimore City.

7 BY repealing and reenacting, with amendments,

8 Article – Real Property

9 Section 8–806(c)(1)

10 Annotated Code of Maryland

11 (2015 Replacement Volume and 2016 Supplement)

12 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

13 That the Laws of Maryland read as follows:

14 **Article – Real Property**

15 8–806.

16 (c) (1) Notwithstanding any other provision of law, [in any suit, action, or
17 proceeding to recover past due ground rent,] a ground lease holder may [only recover not
18 more than 3 years' past due ground rent, calculated from the date notice was sent under §
19 8–807(c)(1) of this subtitle] **NOT BRING ANY SUIT, ACTION, PROCEEDING, OR OTHER**
20 **EFFORT TO RECOVER GROUND RENT THAT WAS DUE AND OWING BEFORE THE DATE**
21 **THAT THE MAYOR AND CITY COUNCIL OF BALTIMORE ACQUIRED TITLE**, if the
22 property is:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (i) Owned or acquired by any means by the Mayor and City Council
2 of Baltimore; and

3 (ii) Abandoned property, as defined in § 21–17(a)(2) of the Public
4 Local Laws of Baltimore City[, or distressed property, as defined in § 21–17(a)(3) of the
5 Public Local Laws of Baltimore City].

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