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Judicial Proceedings Committee
Executive Nominations Committee

Joint Committees

Administrative, Executive, and
Legislative Review

Children, Youth, and Families

Senate Chair
Legislative Ethics

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Baltimore County Senate Delegation

THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

Testimony Regarding SB 193
Ground Leases – Collection of Rent, Interest, Fees, and Other Expenses –
Registration Requirements
Before the Judicial Proceedings Committee
February 9, 2023

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

Senate Bill 193 addresses a critical issue for those who pay residential ground rent. It provides a mechanism for the Department of Assessments and Taxation (“SDAT”) to remove or strike an erroneous document from the Ground Rent Registry. Currently, SDAT does not have the statutory authority to strike documents from the registry if there is an error.

Senate Bill 193 clarifies that if a ground rent is unenforceable, no attempt can be made to collect any payment, or expenses related to the ground lease. Senate Bill 193 also clarifies that a pending application to register a previously unregistered ground rent is not enforceable until the application is approved.

In sum, SB 193 adds important consumer protections for homeowners who have residential ground rents. For these reasons, I ask you to vote favorably in support of SB 193.