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**By: Prince George's County and Montgomery County Delegations**

Introduced and read first time: February 1, 1996

Assigned to: Economic Matters

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A BILL ENTITLED

1 AN ACT concerning

2 **Washington Metropolitan Area Transit Authority - Condominiums - Conversions of**  
3 **Leasehold Estate - Reversionary Estate**  
4 **PG/MC 47-96**

5 FOR the purpose of permitting certain leasehold estates to be subjected to a  
6 condominium regime if the Washington Metropolitan Area Transit Authority is the  
7 owner of the reversionary fee simple estate.

8 BY repealing and reenacting, with amendments,  
9 Article - Real Property  
10 Section 11-102(a)  
11 Annotated Code of Maryland  
12 (1988 Replacement Volume and 1995 Supplement)

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

15 **Article - Real Property**

16 11-102.

17 (a) (1) The fee simple owner or lessee under a lease that exceeds 60 years of  
18 any property in the State may subject the property to a condominium regime by recording  
19 among the land records of the county where the property is located, a declaration, bylaws,  
20 and condominium plat that comply with the requirements specified in this title.

21 (2) Notwithstanding the provisions of paragraph (1) of this subsection, a  
22 leasehold estate may not be subjected to a condominium regime if it is used for  
23 residential purposes unless the [State or] STATE, a county that has adopted charter  
24 home rule under Article XI-A of the Maryland Constitution, OR THE WASHINGTON  
25 METROPOLITAN AREA TRANSIT AUTHORITY is the owner of the reversionary fee  
26 simple estate.

27 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
28 October 1, 1996.