
By: **Delegates Montague, Dobson, and Doory**
Introduced and read first time: February 8, 2002
Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property - Ground Rents - Reimbursement of Expenses**

3 FOR the purpose of providing that a certain holder of a ground rent is entitled to
4 reimbursement for certain expenses incurred in any action for ejectment or in
5 preparation for any action for ejectment; limiting the expenses a certain holder
6 of a ground rent is entitled to receive under certain circumstances; and
7 generally relating to providing that a holder of a ground rent is entitled to
8 reimbursement for certain expenses incurred in an action for ejectment or in
9 preparation for an action for ejectment.

10 BY adding to

11 Article - Real Property
12 Section 8-402.4
13 Annotated Code of Maryland
14 (1996 Replacement Volume and 2001 Supplement)

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

17 **Article - Real Property**

18 8-402.4.

19 (A) A PLAINTIFF OR HOLDER OF A GROUND RENT IS ENTITLED TO
20 REIMBURSEMENT FOR EXPENSES INCURRED IN ANY ACTION FOR EJECTMENT OR IN
21 PREPARATION FOR ANY ACTION FOR EJECTMENT.

22 (B) (1) UPON EJECTMENT, THE PLAINTIFF OR HOLDER OF A GROUND RENT
23 IS ENTITLED TO REIMBURSEMENT FOR:

24 (I) RECORDING FEES;

25 (II) ATTORNEY'S FEES NOT TO EXCEED \$400;

26 (III) EXPENSES INCURRED IN THE PUBLICATION AND SERVICE OF
27 PROCESS BY PUBLICATION;

1 (IV) REASONABLE FEES FOR A NECESSARY TITLE SEARCH; AND

2 (V) TAXES, INCLUDING INTEREST AND PENALTIES, ARISING AFTER
3 THE DATE OF SALE THAT HAVE BEEN PAID BY THE PLAINTIFF OR HOLDER OF A
4 GROUND RENT.

5 (2) THE PLAINTIFF OR HOLDER OF A GROUND RENT IS ENTITLED TO
6 REIMBURSEMENT FOR EXPENSES INCURRED IN PREPARATION FOR ANY ACTION FOR
7 EJECTMENT, NOT TO EXCEED \$100.

8 (C) EXCEPT AS PROVIDED IN SUBSECTION (B) OF THIS SECTION, THE
9 PLAINTIFF OR HOLDER OF A GROUND RENT IS NOT ENTITLED TO REIMBURSEMENT
10 FOR ANY OTHER EXPENSES.

11 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
12 October 1, 2002.