
By: **Senator Della**

Introduced and read first time: February 2, 2006

Assigned to: Judicial Proceedings

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property - Ground Rents - Prohibition on Creation of Ground Rent**
3 **Lease**

4 FOR the purpose of prohibiting, on or after a certain date, the creation of new
5 residential leases or subleases of a certain length of term that are subject to the
6 payment of a certain annual ground rent; and generally relating to ground
7 rents.

8 BY adding to
9 Article - Real Property
10 Section 8-111.2
11 Annotated Code of Maryland
12 (2003 Replacement Volume and 2005 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 8-111.2.

17 ON OR AFTER OCTOBER 1, 2006, A RESIDENTIAL LEASE OR SUBLEASE THAT HAS
18 AN INITIAL TERM OF 99 YEARS AND THAT CREATES A LEASEHOLD ESTATE OR
19 SUBLEASEHOLD ESTATE, SUBJECT TO THE PAYMENT OF A GROUND RENT, MAY NOT
20 BE CREATED.

21 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
22 October 1, 2006.