

BY: Judicial Proceedings Committee

AMENDMENTS TO SENATE BILL 397
(First Reading File Bill)

AMENDMENT NO. 1

On pages 2 and 3, strike in their entirety the lines beginning with line 12 on page 2 through line 11 on page 3, inclusive, and substitute:

“(2) “GROUND LEASE” MEANS A RESIDENTIAL LEASE OR SUBLEASE FOR A TERM OF YEARS RENEWABLE FOREVER SUBJECT TO THE PAYMENT OF A PERIODIC GROUND RENT.

(3) (I) “GROUND LEASE HOLDER” MEANS THE HOLDER OF THE REVERSIONARY INTEREST UNDER A GROUND LEASE.

(II) “GROUND LEASE HOLDER” INCLUDES AN AGENT OF THE GROUND LEASE HOLDER.

(4) “GROUND RENT” MEANS A RENT ISSUING OUT OF, OR COLLECTIBLE IN CONNECTION WITH, THE REVERSIONARY INTEREST UNDER A GROUND LEASE.

(5) “IRREDEEMABLE GROUND RENT” MEANS A GROUND RENT CREATED UNDER A GROUND LEASE EXECUTED BEFORE APRIL 9, 1884, THAT DOES NOT CONTAIN A PROVISION ALLOWING THE LEASEHOLD TENANT TO REDEEM THE GROUND RENT.

(6) “LEASEHOLD INTEREST” MEANS THE TENANCY IN REAL PROPERTY CREATED UNDER A GROUND LEASE.

(Over)

(7) “LEASEHOLD TENANT” MEANS THE HOLDER OF THE LEASEHOLD INTEREST UNDER A GROUND LEASE.

(8) “REDEEMABLE GROUND RENT” MEANS A GROUND RENT THAT MAY BE REDEEMED IN ACCORDANCE WITH THIS SECTION OR REDEEMED OR EXTINGUISHED IN ACCORDANCE WITH § 8-110(G) OF THIS SUBTITLE.

(B) (1) THIS SECTION APPLIES TO RESIDENTIAL PROPERTY THAT IS OR WAS USED, INTENDED TO BE USED, OR AUTHORIZED TO BE USED FOR FOUR OR FEWER DWELLING UNITS.

(2) THIS SECTION DOES NOT APPLY TO PROPERTY:

(I) LEASED FOR BUSINESS, COMMERCIAL, MANUFACTURING, MERCANTILE, OR INDUSTRIAL PURPOSES, OR ANY OTHER PURPOSE THAT IS NOT PRIMARILY RESIDENTIAL;

(II) IMPROVED OR TO BE IMPROVED BY ANY APARTMENT, CONDOMINIUM, COOPERATIVE, OR OTHER BUILDING FOR MULTIFAMILY USE OF GREATER THAN FOUR DWELLING UNITS; OR

(III) LEASED FOR DWELLINGS OR MOBILE HOMES THAT ARE ERECTED OR PLACED IN A MOBILE HOME DEVELOPMENT OR MOBILE HOME PARK.”.

AMENDMENT NO. 2

On page 3, in lines 12 and 24, strike “(B)” and “(C)”, respectively, and substitute “(C)” and “(D)”, respectively; in lines 14 and 22, in each instance, strike “(E)” and substitute “(F)”; in lines 24 and 25, strike “PERSON HOLDING AN

IRREDEEMABLE GROUND RENT” and substitute “**GROUND LEASE HOLDER OF AN IRREDEEMABLE GROUND RENT**”; and strike beginning with “**OWNER**” in line 28 down through “**RENT**” in line 29 and substitute “**GROUND LEASE HOLDER**”.

On page 4, in line 1, strike “**CLAIMANT**” and substitute “**GROUND LEASE HOLDER**”; in lines 2 and 3, in each instance, strike “**PERSON’S**” and substitute “**GROUND LEASE HOLDER’S**”; in line 4, strike “**(D)**” and substitute “**(E)**”; in line 9, strike “**ESTATE**” and substitute “**INTEREST**”; in lines 11 and 12, strike “**OWNER OF THE IRREDEEMABLE GROUND RENT**” and substitute “**GROUND LEASE HOLDER OF AN IRREDEEMABLE GROUND RENT**”; in lines 13 and 14, strike “**OWNER OF THE LEASEHOLD ESTATE**” and substitute “**LEASEHOLD TENANT**”; in line 17, after “**THE**” insert “**GROUND**”; in line 19, strike “**OWNER’S**” and substitute “**TENANT’S**”; in line 23, strike “**RENT OWNER’S**” and substitute “**RENT GROUND LEASE HOLDER’S**”; and in line 25, strike “**ESTATE**” and substitute “**INTEREST**”.

On page 5, in line 6, strike “**OWNER OF THE IRREDEEMABLE GROUND RENT**” and substitute “**GROUND LEASE HOLDER OF AN IRREDEEMABLE GROUND RENT**”; in line 8, strike “**OWNER OF THE**”; in the same line, strike “**ESTATE**” and substitute “**TENANT**”; and in line 12, strike “**(E)**” and substitute “**(F)**”.

On page 6, in line 5, strike “**(F)**” and substitute “**(G)**”.

AMENDMENT NO. 3

On page 4, in lines 5 and 6, strike “**PERSON FILING THE NOTICE**” and substitute “**GROUND LEASE HOLDER**”.