

SENATE BILL 106

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EMERGENCY BILL

71r0170

CF 71r0171

By: **Senator Della and the President (By Request - Administration) and
Senators Conway, Frosh, Gladden, Jones, McFadden, Miller, and Pugh**

Introduced and read first time: January 22, 2007

Assigned to: Judicial Proceedings

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property - Ground Rents - Prohibition on Creation of Ground Rent**
3 **Leases for Residential Property**

4 FOR the purpose of prohibiting, on or after a certain date, the creation of a lease or
5 sublease of a certain term and subject to the payment of a certain ground rent
6 for certain residential property; making this Act an emergency measure; and
7 generally relating to ground rent leases for residential property.

8 BY adding to

9 Article - Real Property

10 Section 8-111.2

11 Annotated Code of Maryland

12 (2003 Replacement Volume and 2006 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 JANUARY 22, 2007, A LEASE OR SUBLEASE FOR**
18 **SINGLE-FAMILY RESIDENTIAL PROPERTY IMPROVED BY FOUR OR FEWER**
19 **SINGLE-FAMILY UNITS THAT HAS AN INITIAL TERM OF 99 YEARS RENEWABLE**
20 **FOREVER AND THAT CREATES A LEASEHOLD ESTATE OR SUBLEASEHOLD**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **ESTATE SUBJECT TO THE PAYMENT OF AN ANNUAL GROUND RENT, MAY NOT BE**
2 **CREATED.**

3 SECTION 2. AND BE IT FURTHER ENACTED, That this Act is an emergency
4 measure, is necessary for the immediate preservation of the public health or safety,
5 has been passed by a yea and nay vote supported by three-fifths of all the members
6 elected to each of the two Houses of the General Assembly, and shall take effect from
7 the date it is enacted.