

SENATE BILL 289

N1

7lr1110

By: **Senator Kelley**

Introduced and read first time: January 31, 2007

Assigned to: Judicial Proceedings

A BILL ENTITLED

1 AN ACT concerning

2 **Ground Rents – Ejectment Actions – Posting Notice on Property**

3 FOR the purpose of altering notice requirements before bringing an ejectment action
4 for failure to pay ground rent by requiring notice to be posted on the property in
5 all cases; and generally relating to notice in ejectment actions.

6 BY repealing and reenacting, with amendments,
7 Article – Real Property
8 Section 8–402.2(a)
9 Annotated Code of Maryland
10 (2003 Replacement Volume and 2006 Supplement)

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

13 **Article – Real Property**

14 8–402.2.

15 (a) Whenever, in a case that involves a 99–year ground lease renewable
16 forever, at least 6 months ground rent is in arrears and the landlord has the lawful
17 right to reenter for the nonpayment of the rent, the landlord, no less than 45 days
18 after sending **A BILL FOR THE GROUND RENT DUE** to the tenant by certified mail,
19 return receipt requested, at the tenant’s last known address, and also by first class
20 mail to the title agent or attorney listed on the deed to the property or the intake sheet
21 recorded with the deed, [a bill for the ground rent due,] **AND POSTING NOTICE ON**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **THE PROPERTY IN ACCORDANCE WITH THE MARYLAND RULES**, may bring an
2 action for possession of the property under § 14–108.1 of this article[; if the tenant
3 cannot be personally served or there is no tenant in actual possession of the property,
4 service by posting notice on the property may be made in accordance with the
5 Maryland Rules]. Personal service [or] **AND** posting in accordance with the Maryland
6 Rules shall stand in the place of a demand and reentry.

7 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
8 October 1, 2007.