

# HOUSE BILL 172

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By: **Chair, Environment and Transportation Committee (By Request –  
Departmental – Assessments and Taxation)**

Introduced and read first time: January 15, 2020

Assigned to: Environment and Transportation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Ground Leases – Repeal of Registration Fees**

3 FOR the purpose of repealing certain fees for the registration of ground leases with the  
4 State Department of Assessments and Taxation; altering the circumstances under  
5 which the Department shall register a ground lease; and generally relating to the  
6 registration of ground leases.

7 BY repealing and reenacting, with amendments,  
8 Article – Real Property  
9 Section 8–704 and 8–705  
10 Annotated Code of Maryland  
11 (2015 Replacement Volume and 2019 Supplement)

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

14 **Article – Real Property**

15 8–704.

16 (a) A ground lease holder shall register a ground lease with the Department by  
17 submitting[:

18 (1) **A]** A registration form that the Department requires[; and

19 (2) The registration fee for each ground lease as provided under subsection  
20 (d) of this section].

21 (b) The registration form shall include:

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (1) The premise address and tax identification number of the property for  
2 which the ground lease was created;

3 (2) (i) The name and address of the ground lease holder; and

4 (ii) A section that provides the ground lease holder the option to  
5 include the ground lease holder's telephone number and e-mail address;

6 (3) The name and address of the leasehold tenant;

7 (4) The name and address of the person to whom the ground rent payment  
8 is sent;

9 (5) The amount and payment dates of the ground rent installments;

10 (6) To the best of the ground lease holder's knowledge, a statement of the  
11 range of years in which the ground lease was created; and

12 (7) The liber and folio information for the current ground rent deed of  
13 record.

14 (c) The reporting form for changes or corrections to a ground lease registration  
15 shall include a section that provides the ground lease holder the option to include the  
16 ground lease holder's telephone number and e-mail address.

17 [(d) The registration fee for a ground lease per ground lease holder is:

18 (1) \$10 for the first ground lease; and

19 (2) \$5 for each additional ground lease.]

20 8-705.

21 (a) The Department shall register a ground lease when the Department receives[:

22 (1) A] A registration form[; and

23 (2) The appropriate registration fee for each ground lease].

24 (b) If for any reason the Department is unable to register a ground lease for which  
25 a registration form [and appropriate fee] has been submitted, the Department shall notify  
26 the ground lease holder of that ground lease, within 30 days of processing the registration  
27 form, of any information needed by the Department so as to complete the registration.

28 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect

1 October 1, 2020.