

# 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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Committee Report: Favorable with amendments

House action: Adopted

Read second time: February 25, 2020

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## CHAPTER \_\_\_\_\_

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; making conforming changes;  
6 and generally relating to the 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 BY repealing  
13 Article – Real Property  
14 Section 8–709  
15 Annotated Code of Maryland  
16 (2015 Replacement Volume and 2019 Supplement)

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

### 19 **Article – Real Property**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 8-704.

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

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

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

7 (b) The registration form shall include:

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

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

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

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

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

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

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

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

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

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

25 (1) \$10 for the first ground lease; and

26 (2) \$5 for each additional ground lease.]

27 8-705.

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

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

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

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

7 [8-709.

8 (a) The Department shall credit all fees collected under this subtitle to the fund  
9 established under § 1-203.3 of the Corporations and Associations Article.

10 (b) Fees received shall be held in a ground lease registry account in that fund and  
11 shall help defray the costs of the registry created under this subtitle.]

12 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
13 October 1, 2020.

Approved:

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Governor.

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Speaker of the House of Delegates.

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President of the Senate.