



House Bill 149 – Real Property – Ground Leases – Required Notifications – Private Transaction

Position: Support

The Maryland REALTORS® supports HB 149 which permits ground lease tenants to notify the State Department of Assessments and Taxations (SDAT) on certain changes concerning a ground lease.

SDAT is not responsible for providing a title search tool in order to verify the ground lease amount owed or that changes may have been made to the lease such as the address of the owner or, more importantly, that the ground rent has been redeemed. Responsibility, instead, falls on the ground lease holder to register the ground lease and report changes to SDAT.

When a ground rent is redeemed and the ground rent holder no longer owns the ground rent, however, the holder may not notify SDAT about the changes to the ground lease. Often because the previous holder is no longer associated with the ground rent, it may be difficult to contact the holder. HB 149 addresses this problem by allowing the lease tenant to report those changes to SDAT as long as the tenant provides appropriate documentation like a certified copy of the ground lease redemption deed.

The Maryland REALTORS® believe HB 149 keeps the ground rent registry up to date and recommends a favorable report.

For more information contact bill.castelli@mdrealtor.org or susan.mitchell@mdrealtor.org