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Testimony offered on behalf of:  
**MARYLAND MORTGAGE BANKERS & BROKERS ASSOCIATION, INC.**

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IN **OPPOSITION** OF:

HB 1182 - Redemption or Extinguishment of Ground Rents

The Maryland Mortgage Bankers and Brokers Association, Inc. (“MMBBA”) OPPOSES House Bill 1182.

The current version of Real Property Article, §8-804(f) provides that the redemption or extinguishment of a ground rent vests fee simple title to the property to the leasehold tenant, free and clear of all rights of others, including the ground lease holder and its creditors. This is clear and it specifies what is supposed to occur when a ground lease is extinguished. We don't understand the reason for trying to improve this language. The new language does not improve the law. To the contrary, the language of HB 1182 on page (2), line (18), “MERGE THE REVERSION INTO THE TITLE” is not language that real property lawyers use. Better language would be “MERGE THE REVERSION AND THE LEASEHOLD ESTATES.” But why try to fix something that isn't broken?

Therefore, the Maryland Mortgage Bankers and Brokers Association, Inc. urges you to vote an unfavorable finding of House Bill 1182 - Redemption or Extinguishment of Ground Rents

Thank you for your consideration.



3/3/2020

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