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March 22, 2022

To: The Honorable William C. Smith, Jr.
Chair, Judicial Proceedings Committee

From: Kira Wilpone-Welborn, Assistant Attorney General
Consumer Protection Division

Re: House Bill 91 – Irredeemable Ground Rents – Notice and Filing Requirements
(SUPPORT)

The Consumer Protection Division of the Office of the Attorney General (the “Division”) supports House Bill 91 sponsored by Delegate Holmes as it requires reasonable public disclosure and notice of the renewal of irredeemable ground rents. Specifically, House Bill 91 provides that owners of irredeemable ground rents must record a renewal notice with the appropriate jurisdiction’s land records and with the State Department of Assessment and Taxation. While owners of irredeemable ground rents are currently required to provide a renewal notice to leasehold tenants, the provisions of House Bill 91 will provide current and future leasehold tenants with the additional protection of a reasonable source to confirm whether a ground rent remains irredeemable.

The Division requests that the Judicial Proceedings Committee give House Bill 91 a favorable report.

cc: The Honorable Marvin E. Holmes
Members, Judicial Proceedings Committee