

ANTHONY G. BROWN
Attorney General

CANDACE MCLAREN LANHAM
Chief of Staff

CAROLYN QUATTROCKI
Deputy Attorney General



WILLIAM D. GRUHN
Chief
Consumer Protection Division

Writer's Fax No.

STATE OF MARYLAND
OFFICE OF THE ATTORNEY GENERAL
CONSUMER PROTECTION DIVISION

Writer's Direct Dial No.
410-576-6986
kwilponewelborn@oag.state.md.us

January 27, 2023

To: The Honorable Kumar Barve
Chair, Environment and Transportation Committee

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

Re: House Bill 92 – Ground Leases - Collection of Rent, Interest, Fees, and Other Expenses -
Registration Requirements (SUPPORT)

The Consumer Protection Division of the Office of the Attorney General (the “Division”) supports House Bill 92 sponsored by Delegate Holmes as it clarifies when a ground lease is considered registered for the purposes of collecting or attempting to collect ground rents from ground rent tenants. Moreover, House Bill 92 creates a dispute resolution procedure for ground rent tenants to challenge the illegal demand and collection of unregistered ground rents. House Bill 92 also explicitly addresses the collection of fees associated with ground rents. Although the statutory ban on the collection of the ground rent would make the listed associated fees similarly uncollectable, it appears that some unregistered ground rent owners have nonetheless illegally sought to claim these associated fees because they were not explicitly addressed by the statute.

House Bill 92 proposes commonsense clarifications to the ground rent statute that protects both ground rent tenants and ground rent holders. The Division requests that the Environment and Transportation Committee give House Bill 92 a favorable report.

cc: The Honorable Marvin E. Holmes
Members, Environment and Transportation Committee