

WES MOORE
Governor

ARUNA MILLER
Lt. Governor



MICHAEL HIGGS
Director

MARCUS ALZONA
Deputy Director

301 W. Preston Street, Room 801, Baltimore, Maryland 21201
Legislative Director: Jonathan.Glaser@Maryland.gov
1-888-246-5941 TTY: 1-800-735-2258
www.dat.maryland.gov

HEARING DATE: January 31, 2023

BILL: HB0092

TITLE: Ground Leases - Collection of Rent, Interest, Fees, and Other Expenses -
Registration Requirements

SDAT POSITION: SUPPORT

HB0092 creates a mechanism for the Department to strike documents from the Ground Rent Registry. Currently, the Department does not have the statutory authority to strike documents from the registry even in situations where all parties agree that there is an error on a document.

Furthermore, there are many unregistered and therefore unenforceable ground rents. HB0092 clearly states that if a ground rent is unenforceable, no attempt can be made to collect any payment, late fee, interest, collection costs, or other expenses related to the ground lease.

Finally, HB0092 clarifies that a pending application to register a previously unregistered ground rent is not enforceable until the application is approved.

These important changes will add consumer protections for homeowners who have residential ground rents.

For these reasons, SDAT urges a favorable vote on HB0092.