



BRANDON M. SCOTT
MAYOR

*Office of Government Relations
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HB 118

January 31, 2023

TO: Members of the Environment and Transportation Committee

FROM: Nina Themelis, Interim Director of Mayor's Office of Government Relations

RE: House Bill 118 – Ground Leases – Notices and Billing – Forms and Requirements

POSITION: Support

Chair Barve, Vice Chair Stein, and Members of the Committee, please be advised that the Baltimore City Administration (BCA) **supports** House Bill 118.

HB 118 would prohibit a leasehold tenant of an unregistered ground lease from being required to hold more than 3 years of ground rent in escrow; requiring a ground lease holder to mail certain notices or bills to a leasehold tenant in a certain manner under certain circumstances; requiring the State Department of Assessments and Taxation to make certain forms available on its website; and requiring a ground lease transferee to send notice of a transfer to the Department within 30 days.

This bill would provide a bit of extra protection to leasehold property owners, in that the ground rent owner, before filing an ejectment proceeding, would have to send 2 notices to both the last known address of the lease holder owner and the SDAT address for taxation purposes. HB 118 may reduce ground rent ejectments in the City.

The passage of HB 118 would have minimal impact on Baltimore City operations. We do not anticipate a significant fiscal impact.

For these reasons, the BCA respectfully request a **favorable** report on HB 118.