

Sydnor_SB 196 Testimony Fav.pdf

Uploaded by: Charles E. Sydnor III

Position: FAV

CHARLES E. SYDNOR III, ESQ.
Legislative District 44
Baltimore County



James Senate Office Building
11 Bladen Street, Room 216
Annapolis, Maryland 21401
410-841-3612 · 301-858-3612
800-492-7122 Ext. 3612
Charles.Sydnor@senate.state.md.us

Judicial Proceedings Committee

Executive Nominations Committee

Joint Committees

Administrative, Executive, and
Legislative Review

Children, Youth, and Families

Senate Chair
Legislative Ethics

Chair

Baltimore County Senate Delegation

THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

Testimony Regarding SB 196
Residential Ground Leases – Redemption and
Extinguishment - Requirements
Before the Judicial Proceedings Committee
February 9, 2023

Good afternoon Chairman Smith, members of the Judicial Proceedings Committee,

Senate Bill 196 addresses what is now considered a ground rent committee drafting error in 2007. This has resulted through the years of the Department of Assessment and Taxation current practice of rejecting any application for ground rent redemption final payment or final affidavit received too early being rejected.

In sum, Senate Bill 196 does not change any of the statutorily required waiting periods for the ground rent redemption process. SB 196 allows SDAT flexibility if a payment or final affidavit is received too early. For these reasons, I ask you to vote favorably in support of SB 196.

SB0196.docx.pdf

Uploaded by: Director Michael Higgs

Position: FAV

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: February 9, 2023

BILL: SB0196

TITLE: Residential Ground Leases – Redemption and Extinguishment – Requirements

SDAT POSITION: SUPPORT

SB0196 permits an applicant to submit their final payment and final affidavit at any time during the redemption process. Currently, if a leasehold tenant provides final payment and/or an affidavit to the Department too early, the Department is required to reject the application.

Submitting a payment too quickly is one of the most common reasons why an application for ground rent redemption is rejected.

Note: This is a technical bill and does not change any part of the ground rent redemption process or program.

For these reasons, SDAT urges a favorable vote on SB0196.

SB 196_Consumer Protection Division_Fav_2023.pdf

Uploaded by: Kira Wilpone-Welborn

Position: FAV

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

February 8, 2023

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

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

Re: Senate Bill 196 – Residential Ground Leases - Redemption and Extinguishment -
Requirements (SUPPORT)

The Consumer Protection Division of the Office of the Attorney General (the "Division") supports Senate Bill 196 sponsored by Senators Sydnor and Hayes as it modifies when, in relation to the State Department of Assessment and Taxation's posting of an application for the redemption or extinguishment of a ground rent, a ground rent tenant may pay the appropriate redemption or extinguishment fees and any past due ground rents. Senate Bill 196's modification to the redemption and extinguishment process will assist ground rent tenants in enforcing their right to redeem or extinguish remaining ground rents on their property. As such, the Division requests that the Judicial Proceedings Committee give Senate Bill 196 a favorable report.

cc: The Honorable Charles E. Sydnor, III
The Honorable Antonio Hayes
Members, Judicial Proceedings Committee