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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)

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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