

HOUSE BILL 44

N1

7lr0404

(PRE-FILED)

By: **Delegate McCray**

Requested: July 5, 2016

Introduced and read first time: January 11, 2017

Assigned to: Environment and Transportation

Committee Report: Favorable with amendments

House action: Adopted

Read second time: February 14, 2017

CHAPTER _____

1 AN ACT concerning

2 **Residential Property – Ground Lease Registration ~~Form~~ Forms – Contact**
3 **Information Option**

4 FOR the purpose of requiring the ground lease registration form required by the State
5 Department of Assessments and Taxation to include a section that provides the
6 ground lease holder the option to provide certain contact information; requiring the
7 reporting form for changes or corrections required by the State Department of
8 Assessments and Taxation to include a section that provides the ground lease holder
9 the option to provide certain contact information; and generally relating to the
10 registration of ground leases.

11 BY repealing and reenacting, with amendments,
12 Article – Real Property
13 Section 8–704
14 Annotated Code of Maryland
15 (2015 Replacement Volume and 2016 Supplement)

16 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
17 That the Laws of Maryland read as follows:

18 **Article – Real Property**

19 8–704.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



(a) A ground lease holder shall register a ground lease with the Department by submitting:

(1) A registration form that the Department requires; and

(2) The registration fee for each ground lease as provided under subsection ~~(e)~~ **(D)** of this section.

(b) The registration form shall include:

(1) The premise address and tax identification number of the property for which the ground lease was created;

(2) **(I)** The name and address of the ground lease holder; **AND**

(II) A SECTION THAT PROVIDES THE GROUND LEASE HOLDER THE OPTION TO INCLUDE THE GROUND LEASE HOLDER'S TELEPHONE NUMBER AND E-MAIL ADDRESS;

(3) The name and address of the leasehold tenant;

(4) The name and address of the person to whom the ground rent payment is sent;

(5) The amount and payment dates of the ground rent installments;

(6) To the best of the ground lease holder's knowledge, a statement of the range of years in which the ground lease was created; and

(7) The liber and folio information for the current ground rent deed of record.

(c) THE REPORTING FORM FOR CHANGES OR CORRECTIONS TO A GROUND LEASE REGISTRATION SHALL INCLUDE A SECTION THAT PROVIDES THE GROUND LEASE HOLDER THE OPTION TO INCLUDE THE GROUND LEASE HOLDER'S TELEPHONE NUMBER AND E-MAIL ADDRESS.

(D) The registration fee for a ground lease per ground lease holder is:

(1) \$10 for the first ground lease; and

(2) \$5 for each additional ground lease.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2017.