

*obligation, or any other person in possession of land, any life tenant, tenant for years, tenant at will, periodic tenant, tenant in common or joint tenant, who, without express or implied authorization, commits or permits waste thereon, shall be liable for the actual damages suffered, and an action may be maintained against such person even though he may thereafter grant or assign his interest or estate in the land.*

SEC. 4. *And be it further enacted, That new Section 149 be and it is hereby added to Article 21 of said Code (1966 Replacement Volume and 1970 Supplement), title "Conveyancing," to follow immediately after Section 148 thereof and to be under the new subtitle "Grant of Non-possessory Corporeal Estates," and to read as follows:*

*Grant of Non-possessory Corporeal Estates*

149.

*Any conveyance of a non-possessory corporeal estate in land shall be valid and effective without the attornment of the tenant in possession, provided nevertheless, that any payment of rent by the tenant to the grantor of such conveyance prior to actual notice of such conveyance shall be an effective discharge of liability for such rent.*

SEC. 5. *And be it further enacted, That new Article 39C be and it is hereby added to said Code (1965 Replacement Volume), to follow immediately after Article 39B thereof and to be under the title "Statute of Frauds," and to read as follows:*

*Article 39C.*

*Statute of Frauds*

1.

*All corporeal estate, leasehold or freehold, or incorporeal interests in land made or created by parol and not in writing and signed by the party so making or creating the same, or his agent lawfully authorized by writing, shall have the force and effect of estates or interests at will only, and shall not either in law or equity be deemed or taken to have any other or greater force or effect.*

2.

*Section 1 above is not applicable to leasehold estates not exceeding the term of three years from the making thereof.*

3.

*No corporeal estate, leasehold or freehold, or incorporeal interest in land shall be assigned, granted or surrendered unless it be by writing signed by the party so assigning, granting or surrendering the same, or his agent lawfully authorized by writing, or by act and operation of law.*

4.

*No action shall be brought:*