

CHAPTER 404

(Senate Bill 2)

AN ACT to repeal and re-enact, with amendments, Section 1 of Article 21 of the Annotated Code of Maryland (1951 Edition), title "Conveyancing," sub-title "Conveyances in General," to repeal Sections 4, 5, 6, 7, 8, 10, 11 and 12 of said Article 21 (1951 Edition); to transfer Section 9 of said Article 21 to Article 18 of the Annotated Code of Maryland (1951 Edition), title "Acknowledgments," sub-title "Uniform Acknowledgments Act," the said section so transferred to be known as Section 22 of said Article 18; to repeal Sections 1 to 8, inclusive, of said Article 18, to repeal and re-enact, with amendments, Section 11, 17(b) and 18 of said Article 18, and to add a new section to said Article 18, said new section to be known as Section 18A, and to follow immediately after Section 18 of said Article, all relating to acknowledgments.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That Sections 4, 5, 6, 7, 8, 10, 11 and 12 of Article 21 of the Annotated Code of Maryland (1951 Edition), title "Conveyances," sub-title "Conveyances in General," be and they are hereby repealed and that Section 1 of said Article 21 be and it is hereby repealed and re-enacted, with amendments, to read as follows:

1. No estate of inheritance or freehold, or any declaration or limitation of use, or any estate above seven years, shall pass or take effect unless the deed conveying the same shall be executed, acknowledged and recorded as herein provided; except that this section shall not apply to any lease or sub-lease for an initial term of not more than seven years which contains any provision for renewal for one or more succeeding stated terms of not more than seven years each, if under such provision for renewal the right to effect or prevent each such renewal term shall be optional with either the landlord or the tenant; and provided, further, that whenever a lease or sub-lease to which this section shall apply has been executed, but has not been acknowledged or recorded or neither acknowledged nor recorded, as herein provided, such lease or sub-lease shall,

EXPLANATION: *Italics indicate new matter added to existing law.*

[Brackets] indicate matter stricken from existing law.
CAPITALS indicate amendments to bill.

Strike out indicates matter stricken out of bill.