

the time when the estate of fee simple determinable has been terminated. Where there has been a breach of a condition subsequent or termination of an estate of fee simple determinable which occurred prior to July 1, 1969, an action may be commenced for the recovery of the lands, or an entry may be made thereon by the owner of a right of entry or possibility of reverter, by July 1, 1976. Possession of land after breach of a condition subsequent or after termination of an estate of fee simple determinable shall be deemed adverse and hostile from the first breach of a condition subsequent or from the occurrence of the event terminating an estate of fee simple determinable.

146.

Alienability of Possibilities of Reverter and Rights of Entry.— Any possibility of reverter or right of entry for condition broken may be transferred in the same manner as any other interest in real property.

SEC. 2. *And be it further enacted,* That for the purpose of giving additional notice of the effect of this Act, the Secretary of the State of Maryland is hereby directed to cause the following notice to be published at least once during the month of September for three successive years in a newspaper of general circulation in each county and Baltimore City:

“Any person having a possibility of reverter or a right of entry created before July 1, 1969 is instructed to take notice of the provisions of Section 144 of Article 21 of the Annotated Code of Maryland, which requires recordation of a notice of intention to preserve such interest.”

SEC. 3. *And be it further enacted,* That in the event any provision of this Act or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Act, which can be given effect without the invalid provision or application, and to this end the provisions of this Act are declared to be severable.

SEC. 4. *And be it further enacted,* That this Act shall take effect July 1, 1969.

Approved March 24, 1969.

CHAPTER 6

(Senate Bill 381)

AN ACT to repeal and re-enact, with amendments, Section 5 of Chapter 29 of the Acts of 1951; subsection (d) of Section 2 of Chapter 207 of the Acts of 1961, as amended by Chapter 10 of the Acts of 1962, March 9, Special Session; subsection (d) of Section 2 of Chapter 208 of the Acts of 1961, as amended by Chapter 10 of the Acts of 1962, March 9, Special Session; subsection (d) of Section 2 of Chapter 210 of the Acts of 1961, as