

FOR the purpose of providing that a written residential lease is sufficient and presumed valid, in respect to its execution and delivery, even though it is not acknowledged; and providing for prospective and retroactive application.

BY repealing and reenacting, with amendments,

Article - Real Property
Section 4-101(a) and 4-103
Annotated Code of Maryland
(1974 Volume and 1977 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That section(s) of the Annotated Code of Maryland be repealed, amended, or enacted to read as follows:

Article - Real Property

4-101.

(a) (1) Any deed containing the names of the grantor and grantee, a description of the property sufficient to identify it with reasonable certainty, and the interest or estate intended to be granted, is sufficient, if executed, acknowledged, and, where required, recorded.

(2) ANY RESIDENTIAL LEASE IS SUFFICIENT EVEN THOUGH IT IS NOT ACKNOWLEDGED IF IT OTHERWISE COMPLIES WITH SUBSECTION (A) (1).

4-103.

(A) If a deed is executed, acknowledged, and, if required, recorded, the validity of the deed in respect to its execution and delivery by the grantor to the grantee is presumed.

(B) SUBSECTION (A) APPLIES TO A RESIDENTIAL LEASE EVEN THOUGH IT IS NOT ACKNOWLEDGED.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1978 and shall apply both prospectively and retroactively to leases executed prior to July 1, 1978.

Approved May 2, 1978.

CHAPTER 334

(House Bill 378)