

CHAPTER 23

(Senate Bill 1039)

AN ACT concerning

Condominiums - Leasehold Estates

FOR the purpose of providing that a lessee of property under a lease that exceeds a certain number of years may subject the property to a condominium regime; providing an exception to this Act; and making this Act an emergency measure.

BY repealing and reenacting, with amendments,

Article - Real Property  
Section 11-102(a)  
Annotated Code of Maryland  
(1981 Replacement Volume and 1983 Supplement)

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

Article - Real Property

11-102.

(a) (1) The fee simple owner OR LESSEE UNDER A LEASE THAT EXCEEDS 60 YEARS of any property in the State may subject the property to a condominium regime by recording among the land records of the county where the property is located, a declaration, bylaws, and condominium plat that comply with the requirements specified in this title.

(2) HOWEVER, A LEASEHOLD ESTATE MAY NOT BE SUBJECTED TO A CONDOMINIUM REGIME IF IT IS USED FOR RESIDENTIAL PURPOSES.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act is hereby declared to be an emergency measure and necessary for the immediate preservation of the public health and safety and having been passed by a yea and nay vote supported by three-fifths of all the members elected to each of the two Houses of the General Assembly, the same shall take effect from the date of its passage.

Approved April 10, 1984.

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