

Ground Leases - Ejectment

FOR the purpose of providing certain mortgagees with notice of ejectment judgments or actions commenced against tenants for failure to pay ground rents to certain landlords; establishing notice procedures; and providing for the effect of failure to provide notice; and generally relating to ejectment for failure to pay ground rent.

BY renumbering

Article - Real Property
Section 8-402(c)(1), (2), (3), and (4), respectively
to be Section 8-402.2(a), (b), (c), and (f), respectively
Annotated Code of Maryland
(1981 Replacement Volume and 1984 Supplement)

BY repealing and reenacting, with amendments,

Article - Real Property
Section 8-402.2(a)
Annotated Code of Maryland
(1981 Replacement Volume and 1984 Supplement)

BY adding to

Article - Real Property
Section 8-402.2(d) and (e)
Annotated Code of Maryland
(1981 Replacement Volume and 1984 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That Section(s) 8-402(c)(1), (2), (3), and (4), respectively, of Article - Real Property of the Annotated Code of Maryland be renumbered to be Section(s) 8-402.2(a), (b), (c), and (f), respectively.

SECTION 2. AND BE IT FURTHER ENACTED, That the Laws of Maryland read as follows:

Article - Real Property

8-402.2.

(a) In all cases between landlord and tenant RELATING TO 99 YEAR GROUND LEASES RENEWABLE FOREVER, where one-half year's ground rent shall be in arrear and the landlord has the lawful right to reenter for the nonpayment thereof, the landlord may, without any formal demand or reentry, serve a copy of a declaration in ejectment for the recovery of the property; if the