

CHAPTER 669

(Senate Bill 435)

AN ACT concerning

Real Property - Holding Over - Notice

FOR the purpose of requiring that a bill for the ground rent currently due be sent to a tenant at the tenant's last known address before the landlord may reenter and eject for the recovery of property.

BY repealing and reenacting, with amendments,

Article - Real Property
Section 8-402.2(a)
Annotated Code of Maryland
(1981 Replacement Volume and 1985 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, 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, NO LESS THAN 30 DAYS AFTER SENDING TO THE TENANT BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, AT THE TENANT'S LAST KNOWN ADDRESS A BILL FOR THE GROUND RENT DUE, a copy of a declaration in ejectment for the recovery of the property; if the declaration cannot be legally served, or no tenant be in actual possession of the property, then he shall affix it upon the door of any demised messuage, or if the action of ejectment shall not be for the recovery of any messuage, then upon some notorious place of the property described in the declaration in ejectment; such affixing shall be deemed legal service thereof, which service or affixing of such declaration in ejectment shall stand in the place and stead of a demand and reentry.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1986.

Approved May 27, 1986.
