

CHAPTER 350

(Senate Bill 408)

AN ACT concerning

Judgment for Renewal of Lease

FOR the purpose of specifying the effect of a judgment for renewal of a lease currently contained in the Maryland Rules; providing that a judgment for the renewal of a lease be recorded among the land records of a certain county; repealing obsolete language; making stylistic changes; and generally relating to judgments for the renewal of a lease.

BY repealing and reenacting, with amendments,

Article - Real Property

Section 8-108

Annotated Code of Maryland

(1981 Replacement Volume and 1986 Supplement)

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

Article - Real Property

8-108.

(A) A court [of equity] may [pass a decree] ENTER JUDGMENT for the renewal of a lease [which] THAT contains a covenant for renewal, including a lease for 99 years, renewable forever.

(B) [The decree shall be] A JUDGMENT FOR RENEWAL OF A LEASE IS binding on [the parties to the lease and has the effect prescribed by the Maryland Rules] EACH PERSON WHO BECOMES A PARTY TO THE ACTION OR HAS BEEN SERVED WITH PROCESS IN ACCORDANCE WITH MARYLAND RULE 2-122 AND RENEWS THE TITLE OF ALL PERSONS INTERESTED UNDER THE LEASE FOR THE ADDITIONAL TERM, UNDER THE RENT, AND UPON THE COVENANTS, CONDITIONS, AND STIPULATIONS PROVIDED IN THE LEASE.

(C) A JUDGMENT FOR THE RENEWAL OF A LEASE SHALL BE RECORDED AMONG THE LAND RECORDS OF EACH COUNTY IN WHICH LAND THAT IS SUBJECT TO THE LEASE IS LOCATED.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1987.

Approved May 14, 1987.