

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] WHENEVER, IN A CASE THAT INVOLVES A 99-YEAR GROUND LEASE RENEWABLE FOREVER, AT LEAST 6 MONTHS ground rent [shall be in arrear] IS IN ARREARS and the landlord has the lawful right to reenter for the nonpayment [thereof] OF THE RENT, the landlord [may 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] MAY BRING AN ACTION FOR POSSESSION of the property UNDER § 14-108.1 OF THIS ARTICLE; [if the declaration cannot be legally served, or no tenant be] IF THE TENANT CANNOT BE PERSONALLY SERVED OR THERE IS NO TENANT 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] SERVICE BY POSTING NOTICE ON THE PROPERTY MAY BE MADE IN ACCORDANCE WITH THE MARYLAND RULES. PERSONAL SERVICE OR POSTING IN ACCORDANCE WITH THE MARYLAND RULES shall stand in the place [and stead] of a demand and reentry.

[(b) If the circuit court as defined in Section 1-101(b) of the Courts and Judicial Proceedings Article shall enter a verdict for the landlord, he shall have judgment and execution in the same manner as if the ground rent in arrear had been legally demanded and a reentry made.]

[(c) If the tenant or other person claiming or deriving under the lease, shall permit a judgment to be rendered against him, and execution to be executed thereon, without paying the ground rent and arrears, together with full costs, and without proceeding for relief in equity within six calendar months after the execution, the tenant and all other persons claiming and deriving under the said lease shall be barred and foreclosed from all relief or remedy in law or equity other than by appeal for reversal of such judgment, and the landlord shall thenceforth hold the property discharged from the lease.]

[(d) The] (B) (1) BEFORE ENTRY OF A JUDGMENT THE landlord shall give written notice [before the entry of a judgment to any] OF THE PENDING ENTRY OF JUDGMENT TO EACH mortgagee of the lease, or any part of the lease, [if the mortgagee] WHO BEFORE ENTRY OF THE JUDGMENT has recorded in the land records of each county