

Approved May 5, 1989.

CHAPTER 223

(House Bill 587)

AN ACT concerning

Real Property - Leases - Acknowledgment

FOR the purpose of repealing the requirement that certain leases be acknowledged under certain circumstances.

BY repealing and reenacting, with amendments,

Article - Real Property
Section 4-101(a) and 4-103
Annotated Code of Maryland
(1988 Replacement Volume and 1988 Supplement)

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

Article - Real Property

4-101.

(a) (1) Any deed containing the names of the grantor and grantee, a description of the property sufficient to identify it with reasonable certainty, and the interest or estate intended to be granted, is sufficient, if executed, acknowledged, and, where required, recorded.

(2) Any [residential] lease is sufficient even though it is not acknowledged if it otherwise complies with subsection (a)(1).

4-103.

(a) If a deed is executed, acknowledged, and, if required, recorded, the validity of the deed in respect to its execution and delivery by the grantor to the grantee is presumed.

(b) Subsection (a) applies to a [residential] lease even though it is not acknowledged.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1989.