

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

Article – Tax – Property

14-816.

(A) When any property subject to sale under this subtitle is subject to a ground rent or lease for a term of years renewable forever, the collector shall sell the leasehold interest only, with the improvements erected on the leasehold interest, if any [; provided, however, that if the leasehold interest and improvements do not sell for an amount necessary to pay the taxes due on the property, together with interest and penalties on the taxes and expenses incurred in making the sale, then the collector shall sell the whole fee simple interest of the property; and provided further, that this section does not apply if the collector's tax roll does not disclose that the property is subject to a lease, or if the collector does not have actual notice of the lease before the property is sold]; PROVIDED, HOWEVER, THAT ANY PROPERTY SOLD, SUBJECT TO A GROUND RENT OR LEASE UNDER THIS SECTION, TO A BONA FIDE PURCHASER FOR VALUE OR THE GOVERNMENT OF THE JURISDICTION CONDUCTING THE SALE, UPON FORECLOSURE OF THE RIGHTS OF REDEMPTION, IS NOT SUBJECT TO ANY CLAIM FOR RENT UNPAID, DUE, OR ACCRUING PRIOR TO THE DATE OF THE JUDGMENT OF FORECLOSURE.

(B) THE TERMINATION OF CLAIMS ON PROPERTY SOLD UNDER SUBSECTION (A) OF THIS SECTION SHALL NOT FORECLOSE ANY PERSONAL CLAIMS AGAINST PREVIOUS HOLDERS OF THE INTEREST SOLD, FOR RENT UNPAID, DUE, OR ACCRUING PRIOR TO THE DATE OF THE JUDGMENT OF FORECLOSURE.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 1994.

Approved May 26, 1994.

CHAPTER 462

(Senate Bill 41)

AN ACT concerning

Family Law – Marital Property

FOR the purpose of ~~establishing a rebuttable presumption that certain property titled jointly during a marriage, with certain exceptions, is marital property, regardless of how it is acquired; altering the definition of "marital property" to include real property held by the parties as tenants by the entirety; providing for a certain exception; requiring the court, in determining the amount and method of payment of a monetary award, to consider the contribution by either party of nonmarital property to the acquisition of real property held by the parties as tenants by the entirety; providing for the application of this Act; and generally relating to marital property disposition in annulment and divorce.~~