

**Article - Real Property**

11-102.

(a) (1) The fee simple owner or lessee under a lease that exceeds 60 years of any property in the State may subject the property to a condominium regime by recording among the land records of the county where the property is located, a declaration, bylaws, and condominium plat that comply with the requirements specified in this title.

(2) Notwithstanding the provisions of paragraph (1) of this subsection, a leasehold estate may not be subjected to a condominium regime if it is used for residential purposes unless the State or a county that has adopted charter home rule under Article XI-A of the Maryland Constitution is the owner of the reversionary fee simple estate.

(3) ~~NOTWITHSTANDING ANY PROVISION OF LAW TO THE CONTRARY PARAGRAPH (2) OF THIS SUBSECTION OR ANY DECLARATION, RULE, OR BYLAW, A DEVELOPER OR ANY OTHER PERSON SHALL MAY NOT BE PROHIBITED FROM GRANTING A LEASEHOLD ESTATE IN AN INDIVIDUAL UNIT USED FOR RESIDENTIAL PURPOSES AND RETAINING THE REVERSIONARY FEE SIMPLE ESTATE.~~

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed only prospectively and may not be applied or interpreted to have any effect on or application to any condominium regime that exists on or before the effective date of this Act.

~~SECTION 2. 3.~~ AND BE IT FURTHER ENACTED, That this Act shall take effect ~~June~~ July 1, 1996.

Approved May 23, 1996.

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**CHAPTER 661**

**(House Bill 1338)**

AN ACT concerning

**Retirement and Pensions - Funding - Participating Governmental Units**

FOR the purpose of altering certain provisions of law relating to the obligations of a participating governmental unit to contribute to the State Retirement and Pension System on behalf of its employees who are members of the Employees' Retirement System and Employees' Pension System or are members of the Local Fire and Police System; altering certain provisions of law relating to the obligations of a participating governmental unit that elects to withdraw from participation in the Employees' Retirement System and Employees' Pension System all employees who consent to the withdrawal or certain groups of employees or elects to withdraw from participation in the Local Fire and Police System; defining certain terms; and generally relating to the obligations of a governmental unit that participates in the