

- (iii) State the name and address of the holder of the mortgage; and
- (iv) Identify the ground lease by stating:

- 1. The name of the original lessor;
- 2. The date the ground lease was recorded; and
- 3. The office, docket or book, and page where the ground

lease is recorded.

(2) The landlord shall mail the notice by certified mail return receipt requested to the mortgagee at the address stated in the recorded request for notice of judgment. If the notice is not given, judgment in favor of the landlord does not impair the lien of the mortgagee. Except as otherwise provided in subsection (b) of this section, the property is discharged from the lease and the rights of all persons claiming under the lease are foreclosed unless, within 6 calendar months after execution of the judgment for possession, the tenant or any other person claiming under the lease:

- (i) Pays the ground rent, arrears, and all costs awarded against that person; and
- (ii) Commences a proceeding to obtain relief from the judgment.

(c) This section does not bar the right of any mortgagee of the lease, or any part of the lease, who is not in possession at any time before expiration of 6 calendar months after execution of the judgment awarding the landlord possession, to pay all costs and damages sustained by the landlord and to perform all the covenants and agreements that are to be performed by the tenant.

(D) EXCEPT AS OTHERWISE PROVIDED BY LAW, A LANDLORD MAY NOT RECEIVE REIMBURSEMENT FOR ANY ADDITIONAL COSTS OR EXPENSES RELATED TO COLLECTION OF THE BACK RENT ~~THAT EXCEED THE LESSER OF:~~

(1) ~~ACTUAL EXPENSES; OR~~

(2) ~~\$400 UNLESS THE NOTICE REQUIREMENTS OF THIS SECTION AND § 8-403.3 8-402.3 OF THIS SUBTITLE ARE MET.~~

8-402.3.

(A) IN THIS SECTION, "GROUND RENT" MEANS A RESIDENTIAL LEASE OR SUBLEASE IN EFFECT ON OR AFTER OCTOBER 1, 2003, THAT HAS AN INITIAL TERM OF 99 YEARS RENEWABLE FOREVER AND CREATES A LEASEHOLD ESTATE SUBJECT TO THE PAYMENT OF SEMIANNUAL INSTALLMENTS OF AN ANNUAL LEASE AMOUNT.

(B) (1) A HOLDER OF A GROUND RENT THAT IS AT LEAST 6 MONTHS IN ARREARS IS ENTITLED TO REIMBURSEMENT FOR ACTUAL EXPENSES NOT EXCEEDING \$500 INCURRED IN THE COLLECTION OF THAT PAST DUE GROUND RENT AND IN COMPLYING WITH THE NOTICE REQUIREMENTS UNDER § 8-402.2(A) OF THIS SUBTITLE, INCLUDING: