

(G) (1) ~~IF A~~ A TENANT WHO HAS GIVEN THE LANDLORD NOTICE IN ACCORDANCE WITH SUBSECTION (B) OF THIS SECTION AND THE LANDLORD DOES NOT RESPOND WITHIN 60 DAYS AFTER THE DATE THE NOTICE WAS MAILED OR THE NOTICE IS RETURNED AS UNDELIVERABLE, THE TENANT MAY APPLY TO THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION TO REDEEM A GROUND RENT AS PROVIDED IN THIS SUBSECTION.

(2) THE TENANT SHALL PROVIDE TO THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION:

(I) DOCUMENTATION SATISFACTORY TO THE DEPARTMENT OF THE LEASE AND THE NOTICE GIVEN TO THE LANDLORD; AND

(II) PAYMENT OF A \$20 FEE, AND ANY EXPEDITING FEE REQUIRED UNDER § 1-203 OF THE CORPORATIONS AND ASSOCIATIONS ARTICLE; AND

(3) (I) ON RECEIPT OF THE ITEMS STATED IN PARAGRAPH (2) OF THIS SUBSECTION, THE DEPARTMENT SHALL POST NOTICE ON ITS WEBSITE THAT APPLICATION HAS BEEN MADE TO REDEEM THE GROUND RENT.

(II) THE NOTICE SHALL REMAIN POSTED FOR AT LEAST 90 DAYS.

(4) NO EARLIER THAN 90 DAYS AFTER THE APPLICATION HAS BEEN POSTED AS PROVIDED IN PARAGRAPH (3) OF THIS SUBSECTION, THE TENANT SHALL PROVIDE TO THE DEPARTMENT:

~~(III)~~ (I) PAYMENT OF THE REDEMPTION AMOUNT AND UP TO 3 YEARS' BACK RENT TO THE EXTENT REQUIRED UNDER THIS SECTION AND § 8-111.1 OF THIS SUBTITLE, IN A FORM SATISFACTORY TO THE DEPARTMENT; AND

(II) AN AFFIDAVIT MADE BY THE TENANT, IN THE FORM ADOPTED BY THE DEPARTMENT, CERTIFYING THAT:

1. THE TENANT HAS NOT RECEIVED A BILL FOR GROUND RENT DUE OR OTHER COMMUNICATION FROM THE LANDLORD REGARDING THE GROUND RENT DURING THE 3 YEARS IMMEDIATELY BEFORE THE FILING OF THE DOCUMENTATION REQUIRED FOR THE ISSUANCE OF A REDEMPTION CERTIFICATE UNDER THIS SUBSECTION; OR

2. THE LAST PAYMENT FOR GROUND RENT WAS MADE TO THE LANDLORD IDENTIFIED IN THE AFFIDAVIT AND SENT TO THE SAME ADDRESS WHERE THE NOTICE REQUIRED UNDER SUBSECTION (B) OF THIS SECTION WAS SENT.

(5) AT ANY TIME, THE TENANT MAY SUBMIT TO THE DEPARTMENT NOTICE THAT THE TENANT IS NO LONGER SEEKING REDEMPTION UNDER THIS SUBSECTION.

~~(6)~~ (6) UPON RECEIPT OF THE DOCUMENTATION, FEES, AND REDEMPTION AMOUNT AND 3 YEARS' BACK RENT TO THE EXTENT REQUIRED UNDER THIS SECTION AND § 8-111.1 OF THIS SUBTITLE ~~REQUIRED UNDER THIS SUBSECTION,~~ THE DEPARTMENT SHALL ISSUE A GROUND RENT REDEMPTION CERTIFICATE TO THE TENANT.