

(4) (7) THE REDEMPTION OF THE GROUND RENT IS EFFECTIVE TO CONCLUSIVELY VEST A FEE SIMPLE TITLE IN THE TENANT, FREE AND CLEAR OF ANY AND ALL RIGHT, TITLE, OR INTEREST OF THE LANDLORD, ANY LIEN OF A CREDITOR OF THE LANDLORD, AND ANY PERSON CLAIMING BY, THROUGH, OR UNDER THE LANDLORD WHEN THE TENANT RECORDS THE CERTIFICATE IN THE LAND RECORDS OF THE COUNTY IN WHICH THE PROPERTY IS LOCATED.

(5) (8) THE LANDLORD, ANY CREDITOR OF THE LANDLORD, OR ANY OTHER PERSON CLAIMING BY, THROUGH, OR UNDER THE LANDLORD MAY FILE A CLAIM WITH THE DEPARTMENT IN ORDER TO COLLECT ALL, OR ANY PORTION OF, THE REDEMPTION AMOUNT AND 3 YEARS' BACK RENT TO THE EXTENT REQUIRED UNDER THIS SECTION AND § 8-111.1 OF THIS SUBTITLE, WITHOUT INTEREST, BY PROVIDING TO THE DEPARTMENT:

(I) DOCUMENTATION SATISFACTORY TO THE DEPARTMENT OF THE LANDLORD'S OWNERSHIP CLAIMANT'S INTEREST; AND

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

(9) IN THE EVENT OF A DISPUTE REGARDING THE PAYMENT BY THE DEPARTMENT TO ANY PERSON OF ALL OR ANY PORTION OF THE COLLECTED REDEMPTION AMOUNT AND UP TO 3 YEARS' BACK RENT TO THE EXTENT REQUIRED BY THIS SECTION AND § 8-111.1 OF THIS SUBTITLE, THE DEPARTMENT MAY:

(I) FILE AN INTERPLEADER ACTION IN THE CIRCUIT COURT OF THE COUNTY WHERE THE PROPERTY IS LOCATED; OR

(II) REIMBURSE THE LANDLORD FROM THE FUND ESTABLISHED IN § 1-203.3 OF THE CORPORATIONS AND ASSOCIATIONS ARTICLE.

(10) THE DEPARTMENT IS NOT LIABLE FOR ANY SUM RECEIVED BY THE DEPARTMENT THAT EXCEEDS THE SUM OF:

(I) THE REDEMPTION AMOUNT; AND

(II) UP TO 3 YEARS' BACK RENT TO THE EXTENT REQUIRED BY THIS SECTION AND § 8-111.1 OF THIS SUBTITLE.

(6) (11) THE DEPARTMENT SHALL CREDIT ALL FEES AND FUNDS COLLECTED UNDER THIS SUBSECTION TO THE FUND ESTABLISHED UNDER § 1-203.3 OF THE CORPORATIONS AND ASSOCIATIONS ARTICLE. REDEMPTION AMOUNTS RECEIVED SHALL BE HELD IN A GROUND RENT REDEMPTION ACCOUNT IN THAT FUND.

(7) (12) THE DEPARTMENT SHALL MAINTAIN A LIST OF PROPERTIES FOR WHICH GROUND RENTS HAVE BEEN REDEEMED UNDER THIS SUBSECTION.

(8) (13) THE DEPARTMENT SHALL ADOPT REGULATIONS TO CARRY OUT THE PROVISIONS OF THIS SUBSECTION.

(9) (14) ANY FUNDS NOT COLLECTED BY A LANDLORD UNDER THIS SUBSECTION WITHIN 20 YEARS AFTER THE DATE OF THE PAYMENT TO THE