

(5) NO EARLIER THAN 90 DAYS AFTER THE APPLICATION HAS BEEN POSTED AS PROVIDED IN PARAGRAPH (3) OF THIS SUBSECTION, A TENANT SEEKING TO EXTINGUISH AN IRREDEEMABLE GROUND RENT SHALL PROVIDE TO THE DEPARTMENT:

(I) PAYMENT OF 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 DIRECTOR OF THE OFFICE OF PROPERTY ACQUISITION AND RELOCATION IN THE BALTIMORE CITY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CERTIFYING THAT:

1. THE PROPERTY IS ABANDONED PROPERTY, AS DEFINED IN § 21-17(A)(2) OF THE PUBLIC LOCAL LAWS OF BALTIMORE CITY, OR DISTRESSED PROPERTY, AS DEFINED IN § 21-17(A)(3) OF THE PUBLIC LOCAL LAWS OF BALTIMORE CITY;

2. THE PROPERTY WAS ACQUIRED OR IS BEING ACQUIRED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY THROUGH CONDEMNATION;

3. A THOROUGH TITLE SEARCH HAS BEEN CONDUCTED;

4. THE LANDLORD OF THE PROPERTY CANNOT BE LOCATED OR IDENTIFIED; AND

5. THE EXISTENCE OF THE GROUND RENT IS AN IMPEDIMENT TO REDEVELOPMENT OF THE SITE.

[(5)](6) At any time, the tenant may submit to the Department notice that the tenant is no longer seeking redemption OR EXTINGUISHMENT under this subsection.

[(6)](7) Upon receipt of the documentation, fees, and WHERE APPLICABLE, THE redemption amount and 3 years' back rent to the extent required under this section and § 8-111.1 of this subtitle, the Department shall issue TO THE TENANT a ground rent redemption certificate [to the tenant] OR A GROUND RENT EXTINGUISHMENT CERTIFICATE, AS APPROPRIATE.

[(7)](8) The redemption OR EXTINGUISHMENT 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.

[(8)](9) 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, WHERE APPLICABLE, 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: