

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article - Real Property

8-111.1.

(a) This section applies to all residential leases or subleases in effect on or after October 1, 1999, which have an initial term of 99 years and which create a leasehold estate, or subleasehold estate, subject to the payment of an annual ground rent.

(b) In any suit, action, or proceeding by a landlord, or the transferee of the reversion in leased property, to recover back rent, the landlord, or the transferee of the reversion in leased property is entitled to demand or recover not more than 3 years back rent.

(c) [In] EXCEPT AS PROVIDED UNDER SUBSECTION (D) OF THIS SECTION, IN addition to rent payable under subsection (b) of this section, a landlord may not receive reimbursement for any additional costs or expenses related to collection of the back rent unless the notice requirements of §§ 8-402.2 and 8-402.3 of this title are met.

(D) (1) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, IN ANY SUIT, ACTION, OR PROCEEDING TO RECOVER BACK RENT, A LANDLORD OR HOLDER OF A GROUND RENT MAY ONLY RECOVER NOT MORE THAN 3 YEARS BACK RENT IF THE PROPERTY IS:

(I) OWNED OR ACQUIRED BY ANY MEANS BY THE MAYOR AND CITY COUNCIL OF BALTIMORE; AND

(II) 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) WITH REGARD TO PROPERTY DESCRIBED UNDER PARAGRAPH (1) OF THIS SUBSECTION, A LANDLORD MAY REQUEST IN WRITING THAT THE MAYOR AND CITY COUNCIL OF BALTIMORE ACQUIRE THE REVERSIONARY INTEREST UNDER THE GROUND RENT FOR THE MARKET VALUE ESTABLISHED AT THE TIME OF THE ACQUISITION BY THE MAYOR AND CITY COUNCIL OF THE LEASEHOLD INTEREST UNDER THE GROUND RENT.

8-402.3.