

(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) THIS SECTION DOES NOT APPLY TO A GROUND RENT ON PROPERTY THAT IS:**

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

**(2) 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.**

**[(b)] (C) (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:

- (i) Title abstract and examination fees;
- (ii) Judgment report fees;
- (iii) Photocopying and postage fees; and
- (iv) Attorney's fees.

**(2)** Upon filing an action for ejectment, the plaintiff or holder of a ground rent is entitled to reimbursement for reasonable expenses incurred in the preparation and filing of the ejectment action, including:

- (i) Filing fees and court costs;
- (ii) Expenses incurred in the service of process or otherwise providing notice;
- (iii) Title abstract and examination fees not included under paragraph (1) of this subsection, not exceeding \$300;
- (iv) Reasonable attorney's fees not exceeding \$700; and
- (v) Taxes, including interest and penalties, that have been paid by the plaintiff or holder of a ground rent.