CHAPTER 286

(Senate Bill 396)

AN ACT concerning

Ground Rents – ~~Remedy~~ *Remedies* for Nonpayment of Ground Rent

FOR the purpose of ~~repealing~~ *applying* provisions of law authorizing a landlord under a ground lease to bring an action for ejectment for nonpayment of ground rent *to certain property*; repealing provisions of law entitling the holder of a ground rent to reimbursement for certain expenses incurred in collecting past due ground rent and filing an action for ejectment; providing that the establishment of a lien is the ~~sole~~ remedy for nonpayment of a ground rent *on certain residential property*; requiring a certain person seeking to impose a lien to give a certain notice *to certain persons* in a certain manner; authorizing a person to whom notice is given to file a certain complaint and request a hearing in a certain circuit court; establishing procedures for imposing and releasing a lien; authorizing the court to award costs and reasonable attorney's fees to the prevailing party in a certain action; specifying the form for a statement of lien; providing for the enforcement and foreclosure of a lien; providing for the application, *effect*, and construction of certain provisions of this Act; *clarifying the application of certain provisions of law prohibiting the creation of certain reversionary interests under certain ground leases or subleases; providing that certain provisions of law authorizing a certain action for possession do not apply to certain actions for nonpayment of ground rent;* making certain conforming changes; defining certain terms; and generally relating to remedies for nonpayment of ground rent.

BY repealing
    Article – Real Property
    Section ~~8–402.2 and~~ 8–402.3
    Annotated Code of Maryland
    (2003 Replacement Volume and 2006 Supplement)

BY adding to
    Article – Real Property
    Section ~~8–402.2~~ *8–402.3*
    Annotated Code of Maryland
    (2003 Replacement Volume and 2006 Supplement)

BY repealing and reenacting, with amendments,
    Article – Real Property
    Section *8–402.2,* 8–111.1, and 14–108.1