

(B) IF A LANDLORD GROUND LEASE HOLDER IS UNDER A LEGAL DISABILITY AT THE EXPIRATION OF THE REGISTRATION PERIOD UNDER SUBSECTION (A) OF THIS SECTION, THE LANDLORD GROUND LEASE HOLDER HAS 2 YEARS AFTER THE REMOVAL OF THE DISABILITY ~~TO APPLY~~ TO REGISTER THE GROUND LEASE.

~~8-707, 8-708.~~

(A) IF A LANDLORD GROUND LEASE HOLDER DOES NOT SATISFY THE REQUIREMENTS OF ~~§ 8-706~~ 8-707 OF THIS SUBTITLE, THE REVERSIONARY INTEREST OF THE LANDLORD GROUND LEASE HOLDER UNDER THE GROUND LEASE IS EXTINGUISHED AND GROUND RENT IS NO LONGER PAYABLE TO THE LANDLORD GROUND LEASE HOLDER.

(B) IF A GROUND LEASE IS EXTINGUISHED UNDER THIS SECTION, ON APPLICATION OF A LEASEHOLD TENANT, THE DEPARTMENT SHALL ISSUE TO THE LEASEHOLD TENANT A GROUND LEASE EXTINGUISHMENT CERTIFICATE.

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

(D) TO THE EXTENT THAT THE EXTINGUISHMENT OF A GROUND LEASE UNDER THIS SECTION CREATES INCOME FOR THE LEASEHOLD TENANT, THAT INCOME MAY NOT BE CONSIDERED IN THE CALCULATION OF INCOME FOR THE PURPOSES OF DETERMINING ELIGIBILITY FOR ANY STATE OR LOCAL PROGRAM.

(E) IF THE LEGAL DISABILITY OF A GROUND LEASE HOLDER IS REMOVED AFTER A GROUND LEASE IS EXTINGUISHED UNDER THIS SECTION:

(1) IF THE GROUND LEASE EXTINGUISHMENT CERTIFICATE HAS BEEN RECORDED, THE GROUND LEASE HOLDER:

(I) IS ENTITLED TO RECEIVE FROM THE FORMER LEASEHOLD TENANT THE REDEMPTION VALUE OF THE GROUND LEASE; AND