

establishing a certain Baltimore City office as the recipient of certain bills, notices, or other documents sent with regard to any property owned by Baltimore City that is subject to a ground rent; and generally relating to property owned by Baltimore City that is subject to a ground rent.

BY repealing and reenacting, with amendments,  
Article – Real Property  
Section 8–111.1 and 8–402.3  
Annotated Code of Maryland  
(2003 Replacement Volume and 2006 Supplement)

BY adding to  
Article – Real Property  
Section 14–115.1  
Annotated Code of Maryland  
(2003 Replacement Volume and 2006 Supplement)

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: