

(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.

[(c)] (D) Except as provided in subsection [(b)] (C) of this section or in § 8-402.2(c) of this subtitle, the plaintiff or holder of a ground rent is not entitled to reimbursement for any other expenses incurred in the collection of a ground rent.

[(d)] (E) (1) The holder of a ground rent may not be reimbursed for expenses under subsection [(b)] (C) of this section unless the holder sends the tenant as identified in the records of the State Department of Assessments and Taxation written notice at least 30 days before taking any action in accordance with § 8-402.2(a) of this subtitle and § 14-108.1 of this article.

(2) The notice shall be in 14 point, bold font, and contain the following:

(i) The amount of the past due ground rent;

(ii) A statement that unless the past due ground rent is paid within 30 days, further action will be taken in accordance with § 8-402.2(a) of this subtitle and § 14-108.1 of this article and the tenant will be liable for the expenses and fees incurred in connection with the collection of the past due ground rent as provided in this section.

(3) The holder of the ground rent shall:

(i) Mail the notice by first class mail to the tenant's last known address as shown in the records of the State Department of Assessments and Taxation; and