

Senate Bill 106, which was passed by the General Assembly and signed by me, accomplishes the same purpose. Therefore, it is not necessary for me to sign House Bill 172.

Sincerely,

Martin O'Malley
Governor

House Bill 172

AN ACT concerning

**Real Property - Ground Rents - Prohibition on Creation of ~~Ground Rent~~
~~Leases for Reversionary Interests~~ in Residential Property**

FOR the purpose of prohibiting, on or after a certain date, the ~~creation of a lease or sublease of a certain term and subject to the payment of a certain ground rent for certain residential property~~ owner of a fee simple or leasehold estate in certain residential property from creating a reversionary interest in the property under a ground lease or a ground sublease under certain circumstances; providing for the application of this Act; making this Act an emergency measure; and generally relating to ground ~~rent~~ leases for residential property.

BY adding to

Article - Real Property
Section 8-111.2
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

8-111.2.

ON OR AFTER JANUARY 22, 2007, A LEASE OR SUBLEASE FOR SINGLE FAMILY RESIDENTIAL PROPERTY IMPROVED BY FOUR OR FEWER SINGLE FAMILY UNITS THAT HAS AN INITIAL TERM OF 99 YEARS RENEWABLE FOREVER AND THAT CREATES A LEASEHOLD ESTATE OR SUBLEASEHOLD ESTATE SUBJECT TO THE PAYMENT OF AN ANNUAL GROUND RENT, MAY NOT BE CREATED THE OWNER OF A FEE SIMPLE OR LEASEHOLD ESTATE IN RESIDENTIAL PROPERTY THAT IS USED, INTENDED TO BE USED, OR