

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
 Annotated Code of Maryland
 (2003 Replacement Volume and 2006 Supplement)

BY repealing and reenacting, with amendments,

Article – Real Property
Section 8-111.2
Annotated Code of Maryland
(As enacted by Chapter 1 of the Acts of the General Assembly of 2007)