

Application for Ground Rent Redemption

if you **have NOT received** a ground rent bill/other correspondence in the past 3 years



Section A. Property Information

1. Full Name of Tenant(s)	Tenant 1 _____ Tenant 2 _____		
2. Property Address	_____ MD _____ Number Street City Zip Code		
3. Property Location	Baltimore City or Name of Maryland County	4. Real Property ID	Click here to search SDAT's Real Property database to find this number

5. What amount is listed as the annual ground rent payment? _____

6. Who is listed as the last known ground rent owner? _____

Section B. Contact Information

Mailing Address (If Different Than Property Address):	_____	
Phone Number:	Email Address:	

Section C. Required Documents

"Publicly recorded": official government record that's available to the public [required legal documents commonly found in land records]

Please provide the following with this application (check each box to make sure the required document is included):

1. Proof that you own your property (not the same document as #2)
A copy of the *publicly recorded* deed, deed of assignment, or other transfer document showing how you (the ground rent tenant) received your interest in the property.
2. Proof of ground rent lease (not the same document as #1)
 - a. A copy of the *publicly recorded* lease creating the ground rent and the ground rent owner's interest; **or**
 - b. Any publicly recorded document that shows the ground rent lease exists.

Section D. Privacy Notice

This application requests information needed to redeem the ground rent on the identified property. Failure to provide this information will result in denial of your application. Some of the information requested may be considered a "personal record" under State Government Article, §10-624. You have the right to inspect this file and to request correction or amendment of any information you believe is inaccurate or incomplete. This application and the information on it will become public record and subject to public review. Personal information will not be shared with any person or entity unless required by law.

Section E. Affidavit

I solemnly affirm under the penalties of perjury that the contents of this application, including all attached documents, are true to the best of my knowledge, information, and belief.

1. I have not received a bill or other communication regarding ground rent from the ground leaseholder in the three years right before filing this application.
2. I notified the ground rent owner of my intent to redeem by both certified mail (return receipt requested) and first-class mail, sent to the last known address of the ground rent owner.
3. If the Ground Rent is Irredeemable and was executed before April 9, 1884, I have included one of the following affidavits:
 - Option A: A title search shows the Ground Rent Owner did not record a "Notice of Intention to Preserve Irredeemability" on or before December 21, 2010.
 - Option B: A title search shows the Ground Rent Owner did not file a renewal notice of the "Notice of Intention to Preserve Irredeemability." I checked the Department's list of renewal notices, and the property is not listed.
4. The property was originally built and used mainly for single-family residence purposes.
5. This application and all attached documents and statements are true, correct, and complete to the best of my knowledge.

Signature: _____

Signature: _

Printed Name: _____

Printed Name: _

Date: _____

Date:

If a business or other entity, must provide title of person signing: _____

Section F. Notice Requirement to Ground Rent Owner

Maryland law requires that ground rent tenants seeking to redeem their ground rent through the Department's processes provide thirty days' notice to the last known ground rent owner at their last known address. This information is generally found in the legal document that establishes ground rent. Notice must be sent by USPS certified mail with a return receipt and also by regular first-class mail. You do not need to provide proof of mailing with this application but must still complete this requirement.

G. Submitting Your Application

Provide check or money order payable to: **SDAT**
Standard Application Fee: \$20
Expedited Application Fee: \$70

Mail application, required documents, and application fee to:

SDAT
Ground Rent Dept.
700 East Pratt Street
2nd Fl., Ste 2700
Baltimore, MD 21202

*Notice required by law:
A ground rent lease holder may not collect or attempt to collect ground rent, late fees, interest, collection costs, or any other expenses related to a ground lease that is not registered and posted on the Department's online ground rent registry.*

<u>OFFICIAL USE ONLY OFFICIAL USE ONLY</u>	
A. Annual GR Payment	\$ _____
B. Divided by :	
<input type="checkbox"/> 0.04 GR lease executed 04/08/1884-04/05/1888, both inclusive	
<input type="checkbox"/> 0.12 GR lease was or is created after 07/01/1982	
<input type="checkbox"/> 0.06 GR lease created any other time or is not provided	
C. Subtotal [A ÷ B]	\$ _____
D. Three years of GR [A x 3]	\$ _____
<u>Total amount due via certified check [C+D]</u>	
\$ <input style="width: 150px; height: 20px;" type="text"/>	