

5-117. *Presumption against joint tenancy.*

No deed, will or other instrument of writing which affects real or personal property, shall be construed to create an estate in joint tenancy, unless in such deed, will or other instrument of writing, it is expressly provided that the property thereby conveyed is to be held in joint tenancy.

5-118. *Grants to or for the Maryland Historical Trust or the Maryland Environmental Trust.*

(a) Every grant, bequest, gift, devise or dedication, or reservation of any interest, use, easement, right, or estate in property to or for the Maryland Historical Trust or the Maryland Environmental Trust which is otherwise valid shall be valid and effectual at law and in equity notwithstanding the fact that the Trusts may neither be a party to the instrument so granting, giving, dedicating or reserving the interest, use, right, or estate nor be in actual legal possession of any estate or interest in property which is, in fact, dominant with regard to the interest, use, easement, right or estate granted, given, dedicated, or reserved.

(b) Whenever any grant, reservation, dedication, or gift of any nature which clearly indicates the maker's intention to subject any interest or estate in property to public use for the preservation of historic or environmental qualities fails to specify a grantee, donee or beneficiary to receive the same or specifies a grantee, donee, or beneficiary which is not legally capable of taking the interest or estate, it shall be construed to pass to the Maryland Historical Trust or the Maryland Environmental Trust in any proceedings under Sections 195 and 196 of Article 16 of this Code.

Title VI

Rights of Entry and Possibilities of Reverter

6-101. *Thirty year limit on possibilities of reverter and rights of entry created on or after July 1, 1969.*

(a) A special limitation or a condition subsequent, which restricts a fee-simple estate in land, and the possibility of reverter or right of entry for condition broken thereby created, shall, if the specified contingency does not occur within thirty years after the possibility of reverter or right of entry was created, be extinguished and cease to be valid. Any estate of fee simple determinable or any fee simple estate subject to a condition subsequent shall become a fee simple absolute if the specified contingency does not occur within thirty years from the effective date of the instrument creating the possibility of reverter or right of entry.

(b) Subsection (a) shall become effective on July 1, 1969, with respect to inter vivos instruments taking effect on or after that date, to the wills of persons who die on or after that date and to appointments made on or after that date, including appointments by inter vivos instruments or wills under powers created before such date.

6-102. *Limitation on duration of possibilities of reverter and rights of entry existing before July 1, 1969, if notice of intention to preserve not filed.*

A special limitation or a condition subsequent, which restricts a fee simple estate in land, and the possibility of reverter or right of