

Property," "Horizontal Property Act," "Eminent Domain," "Land Patents," "Miscellaneous Rules," "Effective Date and Applicability," subtitles "General Rules and Exceptions," "Forms," "Mortgages and Deeds of Trust," "Distress for Rent," "Landlords' Remedies Other than Distraint" "Land Installment Contracts," "Express and Implied Warranties," "Recorded Land Contracts," "General Rules," and "Relocation Assistance," respectively, be and they are hereby repealed and re-enacted, with amendments, to read as follows:

3-101.

(a) No estate of inheritance or freehold, or any declaration or limitation of use, or any estate above seven years, or any mortgage or deed of trust or assignment or release thereof, shall pass or take effect unless the deed conveying the same shall be executed and recorded subject, however, to the following:

(1) None of the requirements of this § 3-101(a) shall apply to any other method of transferring or creating an estate, declaration or limitation which is now or hereafter permitted by the law of this State except to the extent required by such law.

(2) The recording requirements of this § 3-101(a) shall not apply to any lease for an initial term not exceeding seven years if each renewal term thereunder (i) is for seven years or less and (ii) may, by the provisions of the lease, be effected or prevented by a party to such lease or his assigns.

(3) If a lease required to be executed and recorded under the provisions of this § 3-101(a) is executed but not recorded, such lease shall, nevertheless, be valid and binding, and of full force and effect both at law and in equity (i) between the original parties to such lease and their personal representatives, (ii) against their creditors and (iii) against AND FOR THE BENEFIT OF any other person who claims by, through or under an original party and who acquires the interest claimed with actual notice of such lease or at a time when the tenant (or anyone claiming by, through or under the tenant) is in such actual occupancy as to give reasonable notice to such person.

3-108.

(a) Whenever the owner of land in the State of Maryland shall subdivide his lands, for town or villa sites, streets, avenues, lanes or alleys and lots, and shall desire, for the purpose of description and identification, a plat of said subdivision to be made to be recorded among the land records of the county in which the land is situate, the clerk of the court is hereby directed to receive and record the same as hereinafter directed, but the said clerk shall not receive for record, nor allow to be recorded in his office, any such plat, until the requirements hereinafter prescribed shall have been complied with.

Such plats must be drawn accurately to scale and may be made on a good quality of tracing linen or be blueprints or blue or black line prints on linen; shall contain the courses and distances of all the outline or perimeter of as must of the whole tract, proposed to be subdivided, as is shown on the plat and on all roads, streets and avenues. Where the alleys and lot lines shown on the plat are not parallel with the roads, streets and avenues, the courses and distances of such lines shall be put on the plat. The radii and chords of all curved lines shall be shown on the plat by courses and distances and their tangent points located by the coordinates hereinafter defined. The plat shall show a meridian line drawn through one of the corners of the outline or perimeter of the whole tract and another line drawn at right angles to said meridian through the same point. The meridian, so drawn, shall be either a true meridian or the magnetic meridian of the date of the plat and so marked on the plat. From the said meridian and right angle line all the