

Amendment 4 to Council Bill No. 20-2018

BY: Mary Kay Sigaty

Legislative Day No. 5

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Amendment No. 4

(This amendment makes various changes to the required lease provisions.)

1 On page 7, in line 30, strike “RENEW THE OWNER’S” and substitute “APPLY FOR RENEWAL
2 OF THE”.

3 On page 8, strike line 7 in its entirety and substitute “(II) REQUEST THAT A RENT ESCROW
4 ACCOUNT BE ESTABLISHED FOR THE PAYMENT OF RENT UNDER SECTION 8-211 OF THE REAL
5 PROPERTY ARTICLE OF THE MARYLAND CODE UNTIL THE VIOLATION IS ABATED.”.

6 Also on page 8, in line 22, strike “*SERVICES AND UTILITIES*” and substitute “UTILITIES AND
7 SIMILAR SERVICES”.

8 On page 9, in line 1, strike “ACTUAL COST OF THE SERVICE” and substitute “AMOUNT ON
9 AN INVOICE ITEMIZED BY THE LANDLORD OR A SERVICE PROVIDER”.

10 On page 10, in line 5, after “PREVENT” insert “: (I)” and in line 7 after “LEASE” insert “;
11 OR (II) THE LANDLORD AND TENANT FROM MUTUALLY AGREEING IN WRITING TO A NOTICE THAT IS
12 LESS THAN THE TIME REQUIRED BY PARAGRAPH (1) OF THIS SUBSECTION”.

13 Also on page 10, in line 11, strike “30” and substitute “60”.

14 Also on page 10, in line 13, strike the second “OF” and substitute “TO A LOCATION THAT
15 IS” and strike “25” and substitute “100”.

16 Also on page 10, in line 14, strike “EMPLOYMENT” and substitute “RESIDENCE, WHICH IS
17 CONFIRMED IN WRITING BY THE TENANT’S CURRENT EMPLOYER”.

18 Also on page 10, in line 15, strike “DEATH OR”.

19 Also on page 10, in line 16, after “LEASE” insert “, WHICH IS CONFIRMED BY
20 CERTIFICATION OF THE FORMER EMPLOYER”.

21 Also on page 10, in line 16, strike “OR”.

1 Also on page 10, strike line 17 in its entirety and substitute “(III) THE DEATH OF A WAGE
2 EARNER WHOSE INCOME WAS USED TO QUALIFY FOR THE LEASE, WHICH IS CONFIRMED BY A
3 CERTIFICATE OF DEATH; OR

4 (IV) A MEDICAL CERTIFICATION IN ACCORDANCE WITH SECTION 8.212.2 OF THE REAL
5 PROPERTY ARTICLE OF THE MARYLAND CODE.”.

6 Also on page 10, in line 18, after “UNDER” insert “PARAGRAPH (1) OF”.

7 Also on page 10, in line 19, strike “ONE” and substitute “TWO”.

8 Also on page 10, after line 20 insert:

9 “(3) A LEASE SHALL STATE THAT UPON RECEIPT OF CERTAIN ORDERS RECEIVED BY
10 MILITARY PERSONNEL IN ACCORDANCE WITH SECTION 8.212.1 OF THE REAL PROPERTY
11 ARTICLE OF THE MARYLAND CODE THE TENANT MAY ON 30 DAYS WRITTEN NOTICE,
12 TERMINATE THE LEASE AND BE SUBJECT TO A TERMINATION CHARGE NOT TO EXCEED ONE
13 MONTH’S RENT.

14 (4) NOTHING IN THIS SUBSECTION PROHIBITS THE LANDLORD FROM RETAINING PART
15 OR ALL OF THE TENANT’S SECURITY DEPOSIT FOR DAMAGE TO THE DWELLING UNIT.”.