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By: **Delegate Krysiak**  
Introduced and read first time: February 10, 2000  
Assigned to: Economic Matters

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Committee Report: Favorable with amendments  
House action: Adopted  
Read second time: March 14, 2000

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CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Real Property - Landlord Tenant**

3 FOR the purpose of conforming certain provisions of law to provisions that describe a  
4 judicial proceeding involving a landlord and a tenant; authorizing the court to  
5 enter certain judgments against a tenant for failure to pay rent and late fees in  
6 a landlord and tenant proceeding; and generally relating to landlord and tenant  
7 proceedings.

8 BY repealing and reenacting, with amendments,  
9 Article - Courts and Judicial Proceedings  
10 Section 4-401(4)  
11 Annotated Code of Maryland  
12 (1998 Replacement Volume and 1999 Supplement)

13 BY repealing and reenacting, with amendments,  
14 Article - Real Property  
15 Section 8-401(c)(2)(ii)  
16 Annotated Code of Maryland  
17 (1996 Replacement Volume and 1999 Supplement)

18 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF  
19 MARYLAND, That the Laws of Maryland read as follows:

1 **Article - Courts and Judicial Proceedings**

2 4-401.

3 Except as provided in § 4-402 of this subtitle, and subject to the venue  
4 provisions of Title 6 of this article, the District Court has exclusive original civil  
5 jurisdiction in:

6 (4) An action involving landlord and tenant, distraint, or [forcible entry  
7 and] WRONGFUL detainer, regardless of the amount involved;

8 **Article - Real Property**

9 8-401.

10 (c) (2) (ii) 1. If the trial does not occur within the time specified in  
11 subsection [(b)(2)] (B)(3)(I) of this section and the [landlord so requests] TENANT HAS  
12 NOT BECOME CURRENT SINCE THE FILING OF THE COMPLAINT, the court, IF THE  
13 COMPLAINT SO REQUESTS, shall [determine the amount of rent and late fees due as  
14 of the date of judgment, including rent accruing after the filing of the complaint and  
15 including the late fees claimed to be due when the complaint was filed and] enter a  
16 judgment in favor of the landlord for possession of the premises AND DETERMINE THE  
17 RENT AND LATE FEES DUE AS OF THE TRIAL DATE.

18 2. THE DETERMINATION OF RENT AND LATE FEES SHALL  
19 INCLUDE THE FOLLOWING:

20 A. RENT CLAIMED IN THE COMPLAINT;

21 B. RENT ACCRUING AFTER THE DATE OF THE FILING OF THE  
22 COMPLAINT;

23 C. LATE FEES ACCRUING IN OR PRIOR TO THE MONTH IN  
24 WHICH THE COMPLAINT WAS FILED; AND

25 D. CREDIT FOR PAYMENTS OF RENT AND LATE FEES MADE  
26 BY THE TENANT AFTER THE COMPLAINT WAS FILED.

27 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
28 ~~October~~ July 1, 2000.