

**Department of Legislative Services**  
Maryland General Assembly  
2001 Session

**FISCAL NOTE**

House Bill 1031 (Delegate Krysiak)

Economic Matters

Judicial Proceedings

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**Landlord Tenant - Tenant Holding Over**

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This bill provides that the provisions relating to a landlord's action for repossession of property where a tenant has held over apply to tenancies of a stated term.

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**Fiscal Summary**

**State Effect:** The bill would not substantively change State activities or operations.

**Local Effect:** None.

**Small Business Effect:** Minimal.

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**Analysis**

**Current Law:** A landlord seeking to evict a tenant who holds over at the expiration of the lease may make a complaint in the District Court, if the landlord has given one month's written notice to the tenant or person in possession of the property to vacate the property. The eviction provisions apply to all cases of tenancies from year to year, and tenancies of the month and by the week.

Except in Baltimore City, the following minimum times apply to the written notices: (1) three months before the expiration of the current year of the tenancy for tenancies from year to year, including tobacco farm tenancies; (2) six months before the expiration of the current year of the tenancy for all other farm tenancies; (3) one month for monthly tenancies; (4) one week for weekly tenancies; and (5) in Montgomery County, except in

the case of single family dwellings, two months for residential tenancies with a term of at least month to month but less than year to year.

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### **Additional Information**

**Prior Introductions:** None.

**Cross File:** None.

**Information Source(s):** Office of the Attorney General, Department of Legislative Services

**Fiscal Note History:** First Reader – February 27, 2001  
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Analysis by: Ryan Wilson

Direct Inquiries to:  
John Rixey, Coordinating Analyst  
(410) 946-5510  
(301) 970-5510