

SENATE BILL 647

N1

11r1079

By: **Senator Ramirez**

Introduced and read first time: February 4, 2011

Assigned to: Judicial Proceedings

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Age 55 and Older – Residential Leases**

3 FOR the purpose of requiring a landlord to offer a 36-month residential lease for
4 certain properties offered for rent to individuals above a certain age; limiting
5 the application of this Act to properties that are composed of a minimum
6 number of dwelling units; limiting the application of this Act to properties that
7 have received funding from the State used for construction of or improvement to
8 a structure under certain conditions; requiring the 36-month residential lease
9 to be offered to certain lessees; and generally relating to the lease of residential
10 properties.

11 BY adding to

12 Article – Real Property

13 Section 14-133

14 Annotated Code of Maryland

15 (2010 Replacement Volume and 2010 Supplement)

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

18 **Article – Real Property**

19 **14-133.**

20 **(A) THIS SECTION APPLIES TO RESIDENTIAL DWELLING STRUCTURES**
21 **OFFERED FOR LEASE THAT ARE:**

22 **(1) OFFERED FOR RENT ONLY TO OCCUPANTS AGE 55 YEARS AND**
23 **OLDER;**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(2) COMPOSED OF AT LEAST FIVE INDIVIDUAL DWELLING UNITS;**
2 **AND**

3 **(3) CONSTRUCTED OR IMPROVED WITH FUNDING, IN WHOLE OR**
4 **IN PART, RECEIVED FROM THE STATE IF:**

5 **(I) THE CONTRACT FOR THE CONSTRUCTION OR**
6 **IMPROVEMENT IS ENTERED INTO ON OR AFTER OCTOBER 1, 2011; AND**

7 **(II) THE MONEY FROM THE STATE IS RECEIVED ON OR**
8 **AFTER OCTOBER 1, 2011.**

9 **(B) IN ADDITION TO ANY OTHER LEASE OFFERED BY THE LANDLORD OF**
10 **A RESIDENTIAL DWELLING STRUCTURE UNDER SUBSECTION (A) OF THIS**
11 **SECTION, THE LANDLORD SHALL OFFER A LEASE WITH A TERM OF 36 MONTHS.**

12 **(C) THE 36-MONTH LEASE SHALL BE OFFERED TO:**

13 **(1) ANY INDIVIDUAL WHO APPLIES FOR A LEASE ON OR AFTER**
14 **OCTOBER 1, 2011; AND**

15 **(2) ANY INDIVIDUAL WHO IS A CURRENT TENANT AND TO WHOM A**
16 **RENEWAL LEASE IS OFFERED.**

17 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
18 October 1, 2011.