

SB0902/434137/1

BY: Education, Health, and Environmental Affairs Committee

AMENDMENTS TO SENATE BILL 902

(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 3, strike “aggrieved individual” and substitute “occupant, a dependant of an occupant, or a prospective tenant who otherwise meets the requirements for tenancy”; strike beginning with “by” in line 4 down through “operates” in line 5 and substitute “with regard to”; in line 5, after “circumstances;” insert “requiring an occupant, a dependant of an occupant, or a prospective tenant who otherwise meets the requirements for tenancy to provide a certain written notice to a property manager, landlord, or rental agent before filing a complaint under this Act;”; in line 8, after “circumstances;” insert “correcting an obsolete reference; defining a certain term;”; in the same line, after “to” insert “private”; and in line 9, strike “brought by aggrieved individuals”.

AMENDMENT NO. 2

On page 1, in line 19, after “(a)” insert “**(1)**”; in the same line, strike the comma and substitute “**THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.**”

(2);

after line 20, insert:

“(3) “HISTORIC PROPERTY” MEANS A QUALIFIED HISTORIC BUILDING OR FACILITY THAT IS:

(i) LISTED OR ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES; OR

(Over)

(II) DESIGNATED AS HISTORIC UNDER STATE OR LOCAL LAW.

AMENDMENT NO. 3

On page 2, in line 1, strike “Governor’s Committee on Employment of People with” and substitute “MARYLAND DEPARTMENT OF”.

On page 3, in line 6, after “(1)” insert “THIS SUBSECTION DOES NOT APPLY TO AN AGGRIEVED INDIVIDUAL WHO HAS AN EXISTING PRIVATE RIGHT OF ACTION AGAINST A HOUSING AUTHORITY TO ENFORCE ACCESSIBILITY REQUIREMENTS UNDER:

(I) SECTION 504 OF THE FEDERAL REHABILITATION ACT OF 1973; OR

(II) THE FEDERAL AMERICANS WITH DISABILITIES ACT OF 1990.

(2)”;

strike beginning with “BY” in line 8 down through “OPERATES” in line 9 and substitute “WITH REGARD TO”; in line 9, after “THAT” insert “:

(I)”;

in line 10, after “CODE” insert “;BUT

(II) IS NOT A HISTORIC PROPERTY”;

in line 18, strike “PLAINTIFF” and substitute “PARTY”; and in lines 18 and 19, strike “AND PUNITIVE”.

On page 3, in line 6, strike “AN AGGRIEVED INDIVIDUAL” and substitute “SUBJECT TO PARAGRAPH (3) OF THIS SUBSECTION, AN OCCUPANT, A DEPENDANT OF AN OCCUPANT, OR A PROSPECTIVE TENANT WHO OTHERWISE MEETS THE REQUIREMENTS FOR TENANCY”; after line 10, insert:

“(3) AT LEAST 30 DAYS BEFORE FILING A COMPLAINT UNDER THIS SUBSECTION, AN OCCUPANT, A DEPENDANT OF AN OCCUPANT, OR A PROSPECTIVE TENANT WHO OTHERWISE MEETS THE REQUIREMENTS FOR TENANCY SHALL PROVIDE WRITTEN NOTICE TO THE PROPERTY MANAGER, LANDLORD, OR RENTAL AGENT THAT:

(I) STATES THAT THE OCCUPANT, DEPENDANT OF AN OCCUPANT, OR PROSPECTIVE TENANT WHO OTHERWISE MEETS THE REQUIREMENTS FOR TENANCY NEEDS ACCESSIBILITY;

(II) IDENTIFIES THE LOCATION OF THE MULTIFAMILY BUILDING THAT IS ALLEGED TO BE NONCOMPLIANT; AND

(III) STATES THAT THE OWNER OF THE MULTIFAMILY BUILDING HAS 30 DAYS FROM THE DATE OF THE NOTICE TO MAKE ARRANGEMENTS TO BRING THE MULTIFAMILY BUILDING INTO COMPLIANCE.”;

and in line 11, strike “(2)” and substitute “(4)”.