

HOUSE BILL 1365

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6lr1280
CF SB 621

By: **Delegates Folden, Adams, Anderton, Aumann, Barkley, Beitzel, Bromwell, Buckel, Carr, Cassilly, Hornberger, C. Howard, S. Howard, Long, Mautz, McKay, Metzgar, Pena–Melnyk, Reilly, Rose, Saab, Shoemaker, Simonaire, Smith, Szeliga, Vogt, and C. Wilson**

Introduced and read first time: February 12, 2016

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Landlord and Tenant – Military Personnel – Limitation on Liability for Rent**

3 FOR the purpose of altering the circumstances under which the liability, for rent under a
4 lease, of a person on active duty with the United States military is limited; limiting
5 the liability for rent of the spouse of a person on active duty with the United States
6 military under certain circumstances; defining a certain term; and generally relating
7 to the liability for rent of certain military personnel and spouses.

8 BY repealing and reenacting, with amendments,

9 Article – Real Property

10 Section 8–212.1

11 Annotated Code of Maryland

12 (2015 Replacement Volume)

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

15 **Article – Real Property**

16 8–212.1.

17 **(A) IN THIS SECTION, “CHANGE OF ASSIGNMENT” INCLUDES:**

18 **(1) PERMANENT CHANGE OF STATION ORDERS;**

19 **(2) TEMPORARY DUTY ORDERS FOR A PERIOD EXCEEDING 90 DAYS;**

20 **AND**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(3) ORDERS REQUIRING A PERSON TO MOVE INTO QUARTERS**
2 **LOCATED ON A MILITARY INSTALLATION.**

3 **(B)** Notwithstanding any other provision of this title, if a person who is on active
4 duty with the United States military, **OR THE PERSON'S SPOUSE**, enters into a residential
5 lease of property and **THE PERSON** subsequently receives [permanent change of station
6 orders or temporary duty orders for a period in excess of 3 months] **A CHANGE OF**
7 **ASSIGNMENT, BEFORE OR AFTER OCCUPYING THE PROPERTY**, any liability of the
8 person, **OR THE PERSON'S SPOUSE**, for rent under the lease may not exceed:

9 (1) 30 days' rent after written notice and proof of the **CHANGE OF**
10 assignment is given to the landlord; and

11 (2) The cost of repairing damage to the premises caused by an act or
12 omission of the tenant.

13 **SECTION 2. AND BE IT FURTHER ENACTED**, That this Act shall take effect
14 October 1, 2016.