

# HOUSE BILL 327

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7lr1486  
CF 7lr2538

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By: **Delegate Miele**

Introduced and read first time: January 25, 2017

Assigned to: Environment and Transportation

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Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 7, 2017

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## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Real Property – Residential Leases – Notice of Routine Maintenance**

3 FOR the purpose of requiring the landlord of any leased residential dwelling unit to ~~post in~~  
4 ~~a certain location~~ a provide certain notice about routine maintenance to the dwelling  
5 unit at a certain time in advance of the routine maintenance; requiring that the  
6 notice contain certain information; providing for the application of this Act; defining  
7 a certain term; and generally relating to routine maintenance in residential rental  
8 property.

9 BY adding to

10 Article – Real Property

11 Section 8–218

12 Annotated Code of Maryland

13 (2015 Replacement Volume and 2016 Supplement)

14 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

15 That the Laws of Maryland read as follows:

16 **Article – Real Property**

17 **8–218.**

18 **(A) IN THIS SECTION, “ROUTINE MAINTENANCE” MEANS ANY**  
19 **NONEMERGENCY MAINTENANCE, REPAIR, OR UPKEEP OF A LEASED RESIDENTIAL**  
20 **DWELLING UNIT.**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1           **(B) (1) ~~AT LEAST 24 HOURS IN ADVANCE OF ANY ROUTINE MAINTENANCE,~~**  
 2 **~~THE LANDLORD OF A LEASED RESIDENTIAL DWELLING UNIT SHALL CONSPICUOUSLY~~**  
 3 **~~POST ON THE DWELLING UNIT'S ENTRY DOOR WRITTEN NOTICE OF THE ROUTINE~~**  
 4 **~~MAINTENANCE SCHEDULED BY THE LANDLORD TO THE DWELLING UNIT~~ THE**  
 5 **LANDLORD OF A LEASED RESIDENTIAL DWELLING UNIT SHALL INFORM A TENANT AT**  
 6 **LEAST 24 HOURS IN ADVANCE OF ANY ROUTINE MAINTENANCE SCHEDULED BY THE**  
 7 **LANDLORD TO THE DWELLING UNIT:**

8                           **(I) BY WRITTEN NOTICE DELIVERED IN A MANNER**  
 9 **REASONABLY CALCULATED TO ALERT THE TENANT; OR**

10                           **(II) IF AUTHORIZED BY THE TENANT, BY E-MAIL OR OTHER**  
 11 **SIMILAR ELECTRONIC NOTICE.**

12                   **(2) THE NOTICE SHALL PROVIDE:**

13                           **(I) THE ANTICIPATED DATE AND TIME OF THE ROUTINE**  
 14 **MAINTENANCE; AND**

15                           **(II) A GENERAL DESCRIPTION OF THE ROUTINE MAINTENANCE**  
 16 **TO BE PERFORMED.**

17           **(C) THIS SECTION DOES NOT APPLY TO ROUTINE MAINTENANCE**  
 18 **SCHEDULED AT ~~THE REQUEST OF A TENANT~~ A TIME PREVIOUSLY AGREED TO BY THE**  
 19 **TENANT.**

20           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
 21 October 1, 2017.

Approved:

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Governor.

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Speaker of the House of Delegates.

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President of the Senate.