

HOUSE BILL 948

N1

7lr3107

By: **Delegates Haynes, Branch, Conaway, Glenn, Hayes, and Mosby**

Introduced and read first time: February 6, 2017

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Senior Apartment Housing Facilities – Baltimore City – Security Guard Services**

3 FOR the purpose of requiring the property management company of each senior apartment
4 housing facility in Baltimore City to contract with a licensed security guard agency
5 for the provision of security guard services at the senior apartment housing facility
6 at certain times; defining certain terms; and generally relating to security guard
7 services at senior apartment housing facilities in Baltimore City.

8 BY adding to

9 Article – Real Property

10 Section 8–119

11 Annotated Code of Maryland

12 (2015 Replacement Volume and 2016 Supplement)

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

Article – Real Property

16 **8–119.**

17 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS
18 INDICATED.

19 (2) “LICENSED SECURITY GUARD AGENCY” HAS THE MEANING
20 STATED IN § 19–101 OF THE BUSINESS OCCUPATIONS AND PROFESSIONS ARTICLE.

21 (3) “SECURITY GUARD SERVICES” HAS THE MEANING STATED IN §
22 19–101 OF THE BUSINESS OCCUPATIONS AND PROFESSIONS ARTICLE.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(4) (I) "SENIOR APARTMENT HOUSING FACILITY" MEANS A**
2 **RESIDENTIAL RENTAL FACILITY THAT:**

3 **1. IS PRIVATELY OR PUBLICLY FUNDED;**

4 **2. CONTAINS 50 OR MORE UNITS; AND**

5 **3. IS INTENDED AND OPERATED FOR OCCUPANCY BY**
6 **INDIVIDUALS 55 YEARS OF AGE OR OLDER.**

7 **(II) "SENIOR APARTMENT HOUSING FACILITY" DOES NOT**
8 **INCLUDE A NURSING HOME OR AN ASSISTED LIVING FACILITY.**

9 **(B) THIS SECTION APPLIES ONLY IN BALTIMORE CITY.**

10 **(C) THE PROPERTY MANAGEMENT COMPANY OF EACH SENIOR APARTMENT**
11 **HOUSING FACILITY SHALL CONTRACT WITH A LICENSED SECURITY GUARD AGENCY**
12 **FOR THE PROVISION OF SECURITY GUARD SERVICES AT THE SENIOR APARTMENT**
13 **HOUSING FACILITY AT ALL TIMES THAT THE PROPERTY MANAGEMENT COMPANY IS**
14 **NOT OPEN FOR CONDUCTING BUSINESS ON THE SITE OF THE SENIOR APARTMENT**
15 **HOUSING FACILITY.**

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