

Chapter 514

**(Senate Bill 468)**

AN ACT concerning

**Landlord and Tenant – Residential Leases – Water and Sewer Bills**

FOR the purpose of requiring a certain landlord to use a written lease that includes a certain notice and to provide a copy of a certain water or sewer bill to a tenant under certain circumstances; defining a certain term; providing for the application of this Act; and generally relating to residential leases.

BY adding to

Article – Real Property

Section 8–205.1

Annotated Code of Maryland

(2015 Replacement Volume and 2017 Supplement)

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

**Article – Real Property**

**8–205.1.**

**(A) IN THIS SECTION, “UTILITY SERVICE PROVIDER” MEANS A PUBLIC SERVICE COMPANY OR A UNIT OF STATE OR LOCAL GOVERNMENT THAT PROVIDES WATER OR SEWER UTILITY SERVICES.**

**(B) (1) THIS SECTION APPLIES ONLY TO A LANDLORD OF A BUILDING THAT CONTAINS ONE OR TWO RESIDENTIAL DWELLING UNITS.**

**(2) THIS SECTION DOES NOT APPLY TO A LANDLORD THAT REQUIRES A TENANT, UNDER AN ORAL OR WRITTEN LEASE, TO PAY WATER OR SEWER BILLS DIRECTLY TO THE UTILITY SERVICE PROVIDER.**

**(C) A LANDLORD THAT REQUIRES A TENANT TO MAKE PAYMENTS FOR WATER OR SEWER UTILITY SERVICES TO THE LANDLORD SHALL:**

**(1) USE A WRITTEN LEASE THAT PROVIDES NOTICE THAT THE TENANT IS RESPONSIBLE FOR MAKING PAYMENTS FOR WATER OR SEWER UTILITY SERVICES TO THE LANDLORD; AND**

**(2) ~~ON THE REQUEST OF THE TENANT, PROVIDE~~ PROVIDE A COPY OF THE WATER OR SEWER BILL TO THE TENANT.**

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2018.

**Approved by the Governor, May 8, 2018.**