

HOUSE BILL 1073

N1

(8lr3790)

ENROLLED BILL

— *Environment and Transportation/Judicial Proceedings* —

Introduced by **Delegate Holmes**

Read and Examined by Proofreaders:

Proofreader.

Proofreader.

Sealed with the Great Seal and presented to the Governor, for his approval this

_____ day of _____ at _____ o'clock, _____ M.

Speaker.

CHAPTER _____

1 AN ACT concerning

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

3 FOR the purpose of requiring a certain landlord to use a written lease that includes a
4 certain notice *and to provide a copy of a certain water or sewer bill to a tenant under*
5 *certain circumstances* ~~and to provide a copy of a certain water or sewer bill to a tenant~~
6 ~~under certain circumstances; requiring a utility service provider to establish certain~~
7 ~~regulations or procedures;~~ defining a certain term; providing for the application of
8 this Act; and generally relating to residential leases.

9 BY adding to

10 Article – Real Property

11 Section 8–205.1

12 Annotated Code of Maryland

13 (2015 Replacement Volume and 2017 Supplement)

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.

Italics indicate opposite chamber/conference committee amendments.



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 USE (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) PROVIDE A COPY OF THE WATER OR SEWER BILL TO THE TENANT;~~
~~AND~~

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

~~(D) A UTILITY SERVICE PROVIDER SHALL ESTABLISH REGULATIONS OR PROCEDURES FOR WATER OR SEWER UTILITY SERVICES THAT:~~

~~(1) ENABLE A TENANT TO ESTABLISH AN ACCOUNT DIRECTLY WITH THE UTILITY SERVICE PROVIDER, WITH A COURTESY COPY OF A WATER OR SEWER BILL TO BE PROVIDED TO THE LANDLORD BY THE UTILITY SERVICE PROVIDER; OR~~

~~(2) AUTHORIZE A TENANT TO RECEIVE DIRECTLY A COURTESY COPY OF A WATER OR SEWER BILL FROM THE UTILITY SERVICE PROVIDER IF A LANDLORD IS THE ACCOUNT HOLDER.~~

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