

HOUSE BILL 1073

N1

8lr3790
CF SB 468

By: **Delegate Holmes**

Introduced and read first time: February 7, 2018

Assigned to: Environment and Transportation

Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 11, 2018

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~~; requiring a utility service provider to establish certain
6 regulations or procedures; defining a certain term; providing for the application of
7 this Act; and generally relating to residential leases.

8 BY adding to

9 Article – Real Property

10 Section 8–205.1

11 Annotated Code of Maryland

12 (2015 Replacement Volume and 2017 Supplement)

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 **8–205.1.**

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

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) THIS SECTION APPLIES ONLY TO A LANDLORD OF A BUILDING
2 THAT CONTAINS ONE OR TWO RESIDENTIAL DWELLING UNITS.

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

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

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

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

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

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

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

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

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.