

HOUSE BILL 1273

N1

1lr2738

By: **Delegate Conaway**

Introduced and read first time: February 8, 2021

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Commercial Lease Addendum – Liquidated Damages**

3 FOR the purpose of requiring a landlord to pay certain liquidated damages to a tenant if
4 the landlord violates a provision of an addendum to a commercial lease under certain
5 circumstances; and generally relating to liquidated damages for violations of
6 commercial lease addendums.

7 BY adding to

8 Article – Real Property

9 Section 8–119

10 Annotated Code of Maryland

11 (2015 Replacement Volume and 2020 Supplement)

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

14 **Article – Real Property**

15 **8–119.**

16 **A LANDLORD THAT VIOLATES A PROVISION OF AN ADDENDUM TO A**
17 **COMMERCIAL LEASE SHALL PAY LIQUIDATED DAMAGES OF \$1,000 TO THE TENANT**
18 **UNLESS A GREATER AMOUNT OF LIQUIDATED DAMAGES IS PROVIDED FOR UNDER**
19 **THE TERMS OF THE LEASE AGREEMENT OR THE ADDENDUM.**

20 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
21 October 1, 2021.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

