

Department of Legislative Services  
Maryland General Assembly  
2021 Session

FISCAL AND POLICY NOTE  
First Reader

House Bill 1220 (Delegate Conaway)  
Environment and Transportation

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Landlord and Tenant – Cancellation or Renewal of Lease – Notification  
Requirement

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This bill requires a landlord who notifies a tenant by email regarding the cancellation or renewal of an existing lease to also notify the tenant by first-class mail within five days after the date on which the original email was sent.

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Fiscal Summary

**State Effect:** The bill is not anticipated to materially affect State government finances or operations.

**Local Effect:** The bill is not anticipated to materially affect local government finances or operations.

**Small Business Effect:** Minimal.

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Analysis

**Current Law:** Generally, a landlord that seeks to repossess leased property under a tenancy at will or after the expiration of the term of tenancy (under a tenancy for a definite term) must give written notice to the tenant or person actually in possession of the property one month before (1) the expiration of the term of the tenancy or (2) the time the landlord seeks to repossess the property if it is a tenancy at will. However, with the exception of specified farm tenancies, in the case of tenancies from year-to-year, the written notice must be given three months before the expiration of the current year of the tenancy; in monthly or weekly tenancies, a notice in writing of one month or one week, respectively, must be

given. Some properties in Montgomery County and Baltimore City are subject to alternate notice provisions under specified circumstances.

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### **Additional Information**

**Prior Introductions:** None.

**Designated Cross File:** None.

**Information Source(s):** Judiciary (Administrative Office of the Courts); Department of Legislative Services

**Fiscal Note History:** First Reader - February 19, 2021  
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