

Department of Legislative Services
Maryland General Assembly
2021 Session

FISCAL AND POLICY NOTE
First Reader

House Bill 1201 (Delegate Conaway)
Environment and Transportation

**Real Property - Residential Lease Provisions - Responsibility of Tenant for
Maintenance and Repair**

This bill expands statutory provisions related to the required use of a written lease in specified circumstances to establish that a lease must include a statement regarding the obligation, if any, of the tenant to maintain or repair a heating unit or an air-conditioning unit on the premises and a space for the tenant to acknowledge the specific obligation with the tenant's initials.

Fiscal Summary

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

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

Small Business Effect: Minimal.

Analysis

Current Law: Any landlord who offers five or more dwelling units in the State for rent may not rent a residential dwelling unit without using a written lease. The lease must include (1) a statement that the premises will be delivered in a livable condition, with reasonable safety, if that is the agreement, or if both parties agree otherwise, a statement of the agreement concerning the condition of the premises; (2) the landlord's and the tenant's specific obligations for heat, gas, electricity, water, and repair of the premises; and (3) a receipt for the security deposit, as specified.

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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