



Montgomery County

Office of Intergovernmental Relations

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SB 6

DATE: February 3, 2022

SPONSOR: Senator Waldstreicher

ASSIGNED TO: Judicial Proceedings

CONTACT PERSON: Leslie Frey (leslie.frey@montgomerycountymd.gov)

POSITION: SUPPORT

Landlord and Tenant – Residential Leases – Tenant Rights and Protections (Tenant Protection Act of 2022)

Senate Bill 6 would enhance residential tenants' rights, including (1) establishing requirements and procedures for landlords who use a ratio utility billing system (RUBS); (2) requiring a statement of costs, as required under current law if a landlord withholds the return of a security deposit, to include specified documentation if practicable; and (3) expanding protections for tenants or legal occupants who are victims of specified crimes to include victims of stalking.

Under Senate Bill 6, a lease provision that requires a tenant to pay the utility charges billed to the tenant under a RUBS is unenforceable if the landlord fails to provide certain information listed in the bill, such as how the utility costs are allocated and how the tenant can verify the amount they are billed. These disclosure requirements are similar to the disclosure requirements that must be included in a lease under Montgomery County regulation if a landlord uses a RUBS to bill tenants for water and sewer service. Additionally, the bill addresses the rights of tenant organizations with regard to free assembly and expands certain statutory provisions that pertain to victims of domestic violence, sexual assault, or stalking. These protections are similar to those provided to tenants under Montgomery County law.

Montgomery County supports Senate Bill 6 because it would increase transparency from landlords in common sense and necessary ways, such as by requiring documentation about costs to be provided to tenants. The protections the bill offers to tenants far outweigh any burden levied on landlords and thus the County respectfully urges the committee to issue a favorable report.