



HB0964/873523/1

AMENDMENTS
PREPARED
BY THE
DEPT. OF LEGISLATIVE
SERVICES

21 FEB 24
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BY: Delegate Boafo

(To be offered in the Environment and Transportation Committee)

AMENDMENTS TO HOUSE BILL 964

(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 9, after “denial;” insert “establishing that a violation of certain provisions of this Act is an unfair, abusive, or deceptive trade practice under the Consumer Protection Act; establishing that a landlord may not be held liable in a civil action under certain circumstances;”; and after line 10, insert:

“BY repealing and reenacting, with amendments,

Article - Commercial Law

Section 13-301(14)(xl)

Annotated Code of Maryland

(2013 Replacement Volume and 2023 Supplement)

BY repealing and reenacting, without amendments,

Article - Commercial Law

Section 13-301(14)(xli)

Annotated Code of Maryland

(2013 Replacement Volume and 2023 Supplement)

BY adding to

Article - Commercial Law

Section 13-301(14)(xlii)

Annotated Code of Maryland

(2013 Replacement Volume and 2023 Supplement)”.

AMENDMENT NO. 2

On page 2, after line 2, insert:

“Article – Commercial Law

13-301.

Unfair, abusive, or deceptive trade practices include any:

(14) Violation of a provision of:

(xl) Title 14, Subtitle 13 of the Public Safety Article; [or]

(xli) Title 14, Subtitle 45 of this article; or

(XLII) SECTION 8-220 OF THE REAL PROPERTY ARTICLE; OR”;

and after line 32, insert:

“(E) A VIOLATION OF THIS SECTION IS AN UNFAIR, ABUSIVE, OR DECEPTIVE TRADE PRACTICE WITHIN THE MEANING OF TITLE 13 OF THE COMMERCIAL LAW ARTICLE.

(F) A LANDLORD THAT COMPLIES WITH THE REQUIREMENTS OF THIS SECTION MAY NOT BE HELD LIABLE IN A CIVIL ACTION FOR DAMAGES ALLEGEDLY ARISING OUT OF THE LANDLORD’S:

(1) FAILING TO REVIEW OR REQUESTING A THIRD PARTY TO REVIEW THE CRIMINAL HISTORY OF A PROSPECTIVE TENANT; OR

(2) LEASING TO A TENANT WITH A CRIMINAL HISTORY.

SECTION 2. AND BE IT FURTHER ENACTED, That, if any provision of this Act or the application of any provision of this Act to any person or circumstance is held invalid for any reason in a court of competent jurisdiction, the invalidity does not affect other provisions or any other application of this Act that can be given effect without the

invalid provision or application, and for this purpose the provisions of this Act are declared severable.”.

On page 3, in line 1, strike “2.” and substitute “3.”.