

SB0171/653921/1

BY: Environment and Transportation Committee

AMENDMENTS TO SENATE BILL 171
(Third Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 11, after “circumstances;” insert “requiring a landlord to provide a tenant with certain information about utility costs under certain circumstances; applying certain requirements relating to payment of utility services to landlords of buildings that contain more than a certain number of units;”; and after line 18, insert:

“BY adding to

Article - Real Property

Section 8-205.2

Annotated Code of Maryland

(2023 Replacement Volume)”.

AMENDMENT NO. 2

On page 2, in line 5, strike the bracket; in lines 5 and 6, strike “one or two” and substitute “SIX OR MORE”; in line 7, strike the first bracket; in lines 8 and 10, strike “(1)” and “(2)”, respectively, and substitute “(I)” and “(II)”, respectively; in line 7, strike “a landlord [that]”; in line 8, strike “THAT” and substitute “A landlord that”; in line 10, strike “FOR ANY” and substitute “A”; and after line 23, insert:

“8-205.2.

(A) IN THIS SECTION, “UTILITY SERVICE PROVIDER” HAS THE SAME MEANING STATED IN § 8-205.1 OF THIS SUBTITLE.

(B) (1) THIS SECTION APPLIES ONLY TO A LANDLORD OF A BUILDING THAT CONTAINS FIVE OR FEWER RESIDENTIAL DWELLING UNITS.

(2) THIS SECTION DOES NOT APPLY TO A LANDLORD THAT REQUIRES A TENANT, UNDER AN ORAL OR WRITTEN LEASE, TO PAY WATER, SEWER, GAS, OR ELECTRIC BILLS DIRECTLY TO THE UTILITY SERVICE PROVIDER.

(C) A LANDLORD THAT REQUIRES A TENANT TO MAKE PAYMENTS FOR WATER, SEWER, GAS, OR ELECTRIC UTILITY SERVICES TO THE LANDLORD SHALL:

(1) USE A WRITTEN LEASE THAT PROVIDES NOTICE THAT THE TENANT IS RESPONSIBLE FOR MAKING PAYMENTS FOR WATER, SEWER, GAS, OR ELECTRIC UTILITY SERVICES TO THE LANDLORD; AND

(2) PROVIDE A COPY OF THE WATER, SEWER, GAS, OR ELECTRIC UTILITY BILL TO THE TENANT.”.