

BY: Judicial Proceedings Committee

AMENDMENTS TO SENATE BILL NO. 772

(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 2, strike “- Repeal”; in line 3, strike “repealing” and substitute “modifying a”; in the same line, strike “provisions” and substitute “provision”; strike beginning with “if” in line 4 down through “unit;” in line 6 and substitute “under certain circumstances if there is lead-based paint on certain surfaces in certain residential premises; authorizing a lessee to invoke certain rent escrow remedies only if the lessor fails to comply with certain risk reduction standards; repealing a certain provision of law that authorizes a tenant to invoke a certain rent escrow remedy if the landlord fails to repair and eliminate paint containing lead pigment on surfaces within the residential dwelling unit; preempting certain public local laws and ordinances;”; in line 7, strike “the repeal of the”; in line 16, after “Section 8-211(e)” insert “and (o)”; and in line 19, after “repealing” insert “and reenacting, with amendments,”.

AMENDMENT NO. 2

On page 2 in line 28, and on page 3 in line 13, in each instance, strike the bracket.

On page 2, strike beginning with “remove” in line 30 down through “residence” in line 32 and substitute “COMPLY WITH THE APPLICABLE RISK REDUCTION STANDARD UNDER § 6-815 OR § 6-819 OF THE ENVIRONMENT ARTICLE”.

On page 3, strike beginning with “on” in line 1 down through “corrected” in line 3 and substitute “UPON COMPLIANCE BY THE LESSOR WITH THE APPLICABLE RISK REDUCTION STANDARD”; strike beginning with “corrected” in line 4 down through the first “violations” in line 5 and substitute “COMPLIED WITH THE APPLICABLE RISK REDUCTION STANDARD”; in line 5, after the first “the” insert “REASONABLE”; strike beginning with “correcting” in line 5 down through “corrected” in line 7 and substitute “COMPLYING WITH THE APPLICABLE RISK REDUCTION STANDARD”; in line 11, strike “to an escrow agent”; and strike beginning with “the” in line 11 down through “corrected” in line 12 and substitute

(Over)

“COMPLIANCE WITH THE APPLICABLE RISK REDUCTION STANDARD.”.

AMENDMENT NO. 3

On page 2, after line 27, insert:

“(o) [In] EXCEPT AS PROVIDED IN § 8-211.1(E) OF THIS SUBTITLE, IN the event any county or Baltimore City is subject to a public local law or has enacted an ordinance or ordinances comparable in subject matter to this section, commonly referred to as a “Rent Escrow Law”, any such ordinance or ordinances shall supersede the provisions of this section.”.

On page 3, after line 13, insert:

“(E) THIS SECTION SHALL PREEMPT ANY PUBLIC LOCAL LAW OR ORDINANCE CONCERNING THE DEPOSIT OF RENT INTO AN ESCROW ACCOUNT BASED UPON THE EXISTENCE OF PAINT CONTAINING LEAD PIGMENT ON SURFACES IN OR ON A RENTAL DWELLING UNIT IN THE STATE AND DISPOSITION OF THAT RENT.”.