

Department of Legislative Services  
Maryland General Assembly  
2000 Session

FISCAL NOTE  
Revised

Senate Bill 51 (Chairman, Finance Committee)  
(Departmental - Aging)

Finance

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Continuing Care Retirement Communities - Cooperative Housing Corporations -  
Landlord-Tenant Laws

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This departmental bill clarifies that Continuing Care Retirement Communities (CCRCs) established as cooperative housing corporations are subject to applicable State landlord-tenant laws.

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Fiscal Summary

**State Effect:** Enforcement of landlord-tenant laws for CCRCs established as cooperatives could be handled by the Department of Aging using existing resources.

**Local Effect:** This bill may help to clarify enforcement authority for local jurisdictions.

**Small Business Effect:** The Department of Aging has determined that this bill has minimal or no impact on small business (attached). Legislative Services concurs with this assessment. (The attached assessment does not reflect amendments to the bill.)

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Analysis

**Current Law:** CCRCs are specifically exempt from landlord-tenant laws; cooperative housing corporations are not exempt. Thus, when a CCRC is structured as a cooperative, the applicable landlord-tenant laws are inconsistent.

**Background:** In the early 1980s, CCRCs were granted an exemption from landlord-tenant laws. Since the 1995 establishment of Maplewood Park Place as a cooperative, it has come

to the attention of the Department of Aging that there is an inconsistency between the exemption in Article 70B (Department of Aging) and the landlord-tenant relationship implied in the Cooperative Housing Corporation Act of the Corporations and Associations Article. This bill eliminates the inconsistency by establishing that State landlord-tenant laws do apply to those CCRCs that are also cooperative housing corporations.

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### **Additional Information**

**Prior Introductions:** None.

**Cross File:** None.

**Information Source(s):** Department of Aging, Department of Legislative Services

**Fiscal Note History:** First Reader - January 21, 2000  
ncs/jr Revised - Senate Third Reader - March 20, 2000

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