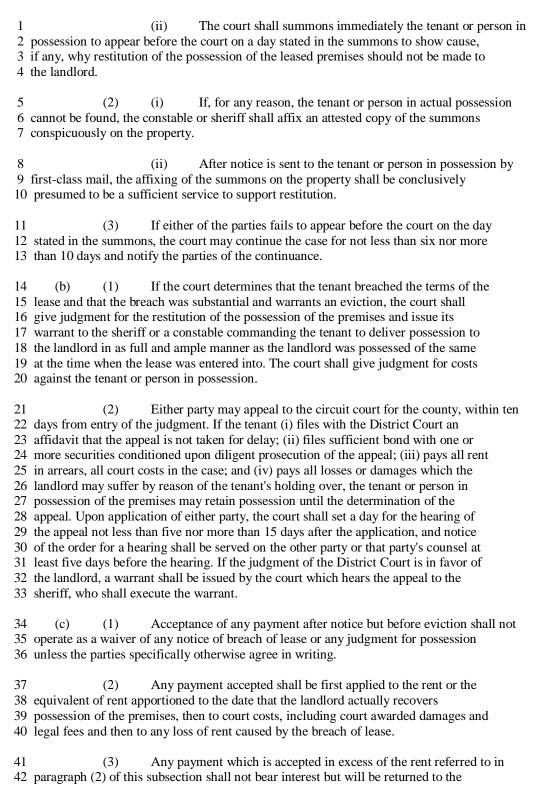
Unofficial Copy 2001 Regular Session N1 11r2275

By: Delegate Krysiak
Introduced and read first time: February 9, 2001
Assigned to: Economic Matters
Committee Report: Favorable
House action: Adopted
Read second time: March 13, 2001
CHAPTER
1 AN ACT concerning
2 Real Property - Landlord and Tenant - Repossession
3 FOR the purpose of allowing a landlord to file a complaint with the District Court
when a certain lease provides the landlord may repossess the premises prior to
5 the expiration of the lease under certain circumstances; and generally relating
to allowing a landlord to file a complaint in order to repossess the premises prior
7 to the expiration of the lease under certain circumstances.
8 BY repealing and reenacting, with amendments,
9 Article - Real Property
10 Section 8-402.1
11 Annotated Code of Maryland
12 (1996 Replacement Volume and 2000 Supplement)
13 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
14 MARYLAND, That the Laws of Maryland read as follows:
15 Article - Real Property
16 8-402.1.
17 (a) (1) (i) When [a] AN UNEXPIRED lease FOR A STATED TERM provide:
18 that the landlord may repossess the premises PRIOR TO THE EXPIRATION OF THE
19 STATED TERM if the tenant breaches the lease, and the landlord has given the tenant
20 1 month's written notice that the tenant is in violation of the lease and the landlord
21 desires to repossess the premises, and if the tenant or person in actual possession
22 refuses to comply, the landlord may make complaint in writing to the District Court of
23 the county where the premises is located.

HOUSE BILL 1214



- 1 tenant in the same manner as security deposits as defined under § 8-203 of this title2 but shall not be subject to the penalties of that section.
- SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
- 4 October 1, 2001.