
By: **Delegate Walkup**
Introduced and read first time: February 9, 2001
Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property - Residential Leases - Notice of Increase in Rent**

3 FOR the purpose of requiring a landlord to give notice of an increase in rent under
4 certain circumstances; providing a penalty for violation of this Act; prohibiting
5 waiver of any provision of this Act; and generally relating to residential leases
6 and notices of increase in rent.

7 BY adding to
8 Article - Real Property
9 Section 8-215
10 Annotated Code of Maryland
11 (1996 Replacement Volume and 2000 Supplement)

12 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
13 MARYLAND, That the Laws of Maryland read as follows:

14 **Article - Real Property**

15 8-215.

16 (A) A LANDLORD SHALL GIVE NOTICE, IN WRITING, OF ANY INCREASE IN
17 RENT AT LEAST 60 DAYS PRIOR TO THE RENEWAL TERM OF A LEASE WHEN THE
18 ORIGINAL LEASE IS FOR A TERM OF AT LEAST 1 YEAR.

19 (B) FAILURE BY THE LANDLORD TO COMPLY WITH THE REQUIREMENTS OF
20 THIS SECTION FORFEITS THE RIGHT OF THE LANDLORD TO INCREASE RENT WITHIN
21 THE RENEWAL TERM OF THE LEASE IN WHICH THE LANDLORD FAILED TO COMPLY.

22 (C) NO PROVISION OF THIS SECTION MAY BE WAIVED IN ANY LEASE.

23 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
24 October 1, 2001.