

Department of Legislative Services  
Maryland General Assembly  
2001 Session

FISCAL NOTE

House Bill 1215 (Delegate Krysiak)

Economic Matters

Judicial Proceedings

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Landlord and Tenant - Rent Escrow Law

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This bill provides that for tenancies of one month or more, a tenant's right to escrow relief for serious and substantial defects and conditions on the leased premises is conditioned on a court not having entered three *prior* judgments for rent due and unpaid in the 12-month period prior to the initiation of the action.

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Fiscal Summary

**State Effect:** The bill would not materially change State activities or operations.

**Local Effect:** None.

**Small Business Effect:** Minimal.

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Analysis

**Current Law:** A tenant's right to escrow relief for serious and substantial defects and conditions on the leased premises is conditioned on: (1) giving proper notice, and the opportunity to correct, to the landlord; (2) the tenant's payment into court of the rent required by the lease, unless the court modifies the amount; and (3) for tenancies of one month or more, a court not having entered *more than* three judgments for rent due and unpaid in the 12-month period prior to the initiation of the action.

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## **Additional Information**

**Prior Introductions:** None.

**Cross File:** None.

**Information Source(s):** Office of the Attorney General, Department of Legislative Services

**Fiscal Note History:** First Reader – February 27, 2001  
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