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By: **Delegate Marriott**
Introduced and read first time: February 8, 2002
Assigned to: Economic Matters

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A BILL ENTITLED

1 AN ACT concerning

2 **Residential Leases - Termination - Accident or Serious Illness**

3 FOR the purpose of limiting the liability of a tenant who terminates a certain
4   residential lease due to an accident or serious illness of the tenant or a member
5   of the tenant's family residing at the property; requiring a tenant to provide a
6   notice of termination within a certain time; requiring a tenant to surrender
7   possession of the property to the landlord within a certain time; and generally
8   relating to the termination of residential leases.

9 BY adding to
10   Article - Real Property
11   Section 8-215
12   Annotated Code of Maryland
13   (1996 Replacement Volume and 2001 Supplement)

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

16 **Article - Real Property**

17 8-215.

18   (A)   NOTWITHSTANDING ANY OTHER PROVISION OF THIS TITLE, IF A TENANT
19 HAS ENTERED INTO A RESIDENTIAL LEASE OF PROPERTY FOR A PERIOD OF AT LEAST
20 30 DAYS AND AN ACCIDENT OR SERIOUS ILLNESS OF THE TENANT OR A MEMBER OF
21 THE TENANT'S FAMILY RESIDING AT THE PROPERTY CAUSES THE TENANT TO
22 TERMINATE THE LEASE PRIOR TO THE EXPIRATION OF THE LEASE AGREEMENT, THE
23 TENANT'S LIABILITY FOR RENT UNDER THE LEASE MAY NOT EXCEED:

24   (1)   30 DAYS' RENT AFTER WRITTEN NOTICE AND PROOF OF THE
25 ACCIDENT OR SERIOUS ILLNESS IS GIVEN TO THE LANDLORD; AND

26   (2)   THE COST OF REPAIRING DAMAGE TO THE PROPERTY CAUSED BY AN
27 ACT OR OMISSION OF THE TENANT.

1   (B)   A TENANT WHO TERMINATES A RESIDENTIAL LEASE UNDER THIS
2 SECTION SHALL SURRENDER POSSESSION OF THE PROPERTY TO THE LANDLORD AT
3 LEAST 5 WORKING DAYS PRIOR TO THE 30TH DAY AFTER RECEIPT OF THE WRITTEN
4 NOTICE BY THE LANDLORD.

5   SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
6 October 1, 2002.