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**Unofficial Copy** 2003 Regular Session N1

By: Delegates Bobo and James

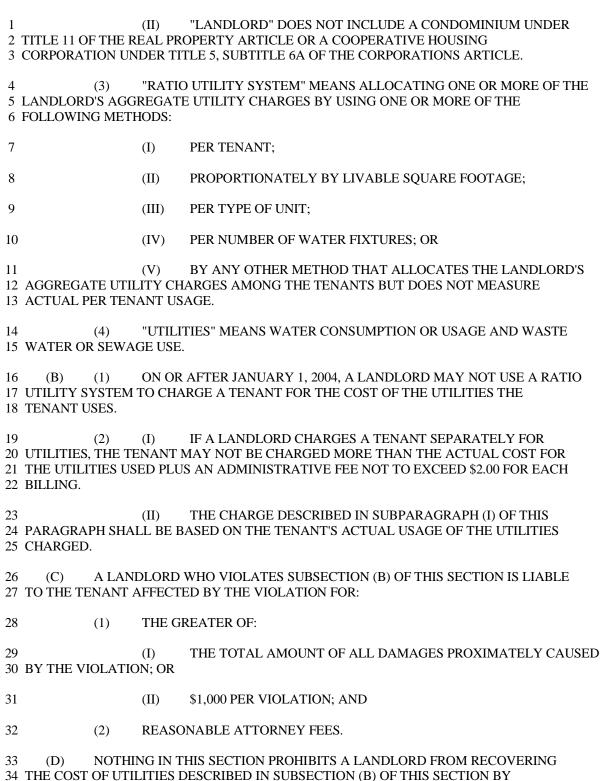
Introduced and read first time: February 14, 2003 Assigned to: Rules and Executive Nominations

## A BILL ENTITLED

1 AN ACT concerning

## 2 Residential Landlord and Tenant - Ratio Utility System - Prohibition

- 3 FOR the purpose of prohibiting a certain landlord from using a certain ratio utility
- system to charge a tenant for the cost of utilities used; authorizing a landlord to 4
- 5 charge a tenant separately for the actual cost of utilities used, including a
- 6 certain administrative fee; establishing certain penalties; establishing certain
- exemptions from the scope of this Act; establishing an exception for an 7
- 8 undifferentiated rent or lease payment; defining certain terms; and generally
- 9 relating to the method of charging tenants for the cost of utilities.
- 10 BY adding to
- Article Real Property 11
- Section 8-215 12
- Annotated Code of Maryland 13
- 14 (1996 Replacement Volume and 2002 Supplement)
- SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF 15
- 16 MARYLAND, That the Laws of Maryland read as follows:
- 17 **Article - Real Property**
- 18 8-215.
- 19 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS
- 20 INDICATED.
- 21 (2) (I) "LANDLORD" MEANS:
- 22 AN OWNER OF RESIDENTIAL RENTAL PROPERTY WHO 1.
- 23 OFFERS MORE THAN 4 DWELLING UNITS FOR RENT ON ONE PARCEL OR IN ONE
- 24 LOCATION; OR
- 25 2. A PERSON ACTING ON BEHALF OF THE LANDLORD.



35 INCLUDING THE COSTS IN AN UNDIFFERENTIATED RENT OR LEASE PAYMENT.

- SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect 2 October 1, 2003.