

HOUSE BILL 775

N1

8lr2201

By: **Delegates Robinson, Conaway, and Tarrant**

Introduced and read first time: February 4, 2008

Assigned to: Environmental Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Landlord and Tenant – Required Parking Damage Compensation**

3 FOR the purpose of requiring a landlord to compensate a tenant for a certain
4 insurance deductible for damage caused while the tenant’s motor vehicle is
5 parked in a required vehicle parking facility under certain circumstances;
6 defining certain terms; and generally relating to requiring a landlord to
7 compensate a tenant for an insurance deductible for damage caused to a
8 tenant’s motor vehicle while the tenant’s motor vehicle is parked in a required
9 vehicle parking facility.

10 BY adding to

11 Article – Real Property

12 Section 8–801 to be under the new subtitle “Subtitle 8. Required Parking
13 Damage Compensation”

14 Annotated Code of Maryland

15 (2003 Replacement Volume and 2007 Supplement)

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

18 **Article – Real Property**

19 **SUBTITLE 8. REQUIRED PARKING DAMAGE COMPENSATION.**

20 **8–801.**

21 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE
22 MEANINGS INDICATED.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(2) “MOTOR VEHICLE” HAS THE MEANING STATED IN § 11-135 OF**
2 **THE TRANSPORTATION ARTICLE.**

3 **(3) “MULTIFAMILY RENTAL DWELLING” MEANS RESIDENTIAL**
4 **RENTAL PROPERTY THAT CONTAINS GREATER THAN FOUR DWELLING UNITS.**

5 **(4) “REQUIRED VEHICLE PARKING FACILITY” MEANS A**
6 **CONTROLLED ENTRANCE OR EXIT BUILDING, STRUCTURE, SURFACE LOT, OR**
7 **OTHER FACILITY FOR PARKING VEHICLES THAT:**

8 **(I) A LANDLORD PROVIDES FOR A MULTIFAMILY RENTAL**
9 **DWELLING; AND**

10 **(II) A TENANT OF THE MULTIFAMILY RENTAL DWELLING IS**
11 **REQUIRED TO PAY FOR AS PART OF PAYMENT OF RENT.**

12 **(B) A LANDLORD OF A MULTIFAMILY RENTAL DWELLING SHALL**
13 **COMPENSATE A TENANT OF THE MULTIFAMILY RENTAL DWELLING FOR THE**
14 **AMOUNT OF THE TENANT’S PRIMARY INSURANCE DEDUCTIBLE, IF ANY, IN THE**
15 **EVENT OF DAMAGE TO THE TENANT’S MOTOR VEHICLE THAT OCCURS:**

16 **(1) WITHOUT FAULT OF THE TENANT; AND**

17 **(2) WHILE THE TENANT’S MOTOR VEHICLE IS PARKED IN A**
18 **REQUIRED VEHICLE PARKING FACILITY.**

19 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
20 October 1, 2008.