

HOUSE BILL 800

N1

8lr2913

By: **Delegate Simmons**

Introduced and read first time: February 6, 2008

Assigned to: Environmental Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Landlord and Tenant - Right of Redemption - Nonresidential Leased**
3 **Premises**

4 FOR the purpose of altering the right of redemption of a tenant of leased premises
5 leased for certain purposes against whom a judgment of possession has been
6 entered for rent due and unpaid within a certain period; and generally relating
7 to a tenant's right of redemption.

8 BY repealing and reenacting, with amendments,
9 Article - Real Property
10 Section 8-401(e)
11 Annotated Code of Maryland
12 (2003 Replacement Volume and 2007 Supplement)

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

15 **Article - Real Property**

16 8-401.

17 (e) (1) Subject to paragraph (2) of this subsection, in any action of
18 summary ejection for failure to pay rent where the landlord is awarded a judgment
19 giving the landlord restitution of the leased premises, the tenant shall have the right
20 to redemption of the leased premises by tendering in cash, certified check or money
21 order to the landlord or the landlord's agent all past due amounts, as determined by
22 the court under subsection (c) of this section, plus all court awarded costs and fees, at
23 any time before actual execution of the eviction order.

24 (2) This subsection does not apply to:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (I) [any] A tenant OF LEASED PREMISES LEASED FOR
2 RESIDENTIAL PURPOSES against whom 3 judgments of possession have been entered
3 for rent due and unpaid in the 12 months prior to the initiation of the action to which
4 this subsection otherwise would apply; OR

5 (II) A TENANT OF LEASED PREMISES LEASED FOR
6 BUSINESS, COMMERCIAL, MANUFACTURING, MERCANTILE, OR INDUSTRIAL
7 PURPOSES OR ANY OTHER PURPOSE THAT IS NOT PRIMARILY RESIDENTIAL
8 AGAINST WHOM A JUDGMENT OF POSSESSION HAS BEEN ENTERED FOR RENT
9 DUE AND UNPAID IN THE 12 MONTHS PRIOR TO THE INITIATION OF THE ACTION
10 TO WHICH THIS SUBSECTION OTHERWISE WOULD APPLY.

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