

Department of Legislative Services
Maryland General Assembly
2008 Session

FISCAL AND POLICY NOTE
Revised

House Bill 13 (Delegate Sossi, *et al.*)
Environmental Matters

**Landlord and Tenant - Commercial Retail Property - Common Area
Maintenance Records**

This bill requires the landlord of a commercial retail property with more than six spaces for lease on one parcel or in one location to make available for inspection all original documents pertaining to maintenance and improvement of the parcel or location. The bill also requires that tenants provide the landlord with at least 15 days notice of a request to inspect these documents.

The bill applies prospectively and does not apply to leases entered into before October 1, 2008.

Fiscal Summary

State Effect: The bill would not directly affect State finances or operations.

Local Effect: See above.

Small Business Effect: Potential minimal.

Analysis

Current Law: Contractual relationships between commercial landlords and their tenants are not generally regulated by the State.

Additional Information

Prior Introductions: None.

Cross File: None.

Information Source(s): Judiciary (Administrative Office of the Courts), Department of Legislative Services

Fiscal Note History: First Reader - January 30, 2008
ncs/jr Revised - Correction - January 31, 2008

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