

# HOUSE BILL 869

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9lr2227

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By: **Delegate Holmes**

Introduced and read first time: February 12, 2009

Assigned to: Environmental Matters

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## A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Protection of Homeowners in Foreclosure – Tenancy**  
3 **Agreement – Exception**

4 FOR the purpose of providing that a requirement that the purchaser of a residence in  
5 default provide a certain statement about tenancy to the homeowner under  
6 certain circumstances does not apply to a certain tenancy; and generally  
7 relating to sales or transfers of residences in default.

8 BY repealing and reenacting, with amendments,  
9 Article – Real Property  
10 Section 7–313  
11 Annotated Code of Maryland  
12 (2003 Replacement Volume and 2008 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 7–313.

17 (a) **THIS SECTION DOES NOT APPLY TO A TENANCY ARISING AFTER THE**  
18 **SALE OF OWNER–OCCUPIED RESIDENTIAL PROPERTY WHERE THE SELLER AND**  
19 **PURCHASER AGREE THAT THE SELLER MAY REMAIN IN POSSESSION OF THE**  
20 **PROPERTY FOR A PERIOD OF NOT MORE THAN 60 DAYS AFTER THE**  
21 **SETTLEMENT.**

22 (b) (1) If a tenancy agreement is included in a contract for the sale or  
23 transfer of a residence in default, the purchaser shall provide the homeowner with a  
24 document entitled “STATEMENT ABOUT TENANCY” at the time the contract is  
25 executed.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



