

Department of Legislative Services
Maryland General Assembly
2009 Session

FISCAL AND POLICY NOTE

Senate Bill 5 (Senator Harrington)
Education, Health, and Environmental Affairs

Assisted Housing - Protected Actions - Extended Leases for Seniors

This bill increases, from three to five years, the lease extension period that must be offered to a person who is at least 62 years old before a landlord of a rental unit covered by federal rental housing assistance may transfer the rental unit or take another protected action specified in statute.

Fiscal Summary

State Effect: The bill is not expected to affect State operations or finances.

Local Effect: None.

Small Business Effect: Minimal. Landlords of affected rental housing would be further restricted from transferring a rental unit.

Analysis

Current Law/Background: For present purposes, a protected action is a sale, conveyance, transfer, prepayment, termination, failure to renew, or expiration of a rental unit in a commonly owned housing project of at least 10 units that is financed under a specified federal housing program. If inhabited, these rental units are known as assisted households. An assisted household is given special protection as a designated household if at least one individual in the household is: (1) a minor; or (2) an individual who was a member of the household for at least 12 months before the notice is given and who is at least 62 years old on the day the notice of intent to take a protected action is given; or qualifies as disabled under specified federal law.

A landlord may not take a protected action that affects a designated household without first offering to extend the lease for at least three years.

Additional Information

Prior Introductions: None.

Cross File: None.

Information Source(s): Department of Housing and Community Development, Department of Legislative Services

Fiscal Note History: First Reader - February 2, 2009
mcp/hlb

Analysis by: Evan M. Isaacson

Direct Inquiries to:
(410) 946-5510
(301) 970-5510