

HOUSE BILL 935

N1

2lr2820

By: **Delegate Stein**

Introduced and read first time: February 10, 2012

Assigned to: Environmental Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Commercial Buildings – Energy Usage**

3 FOR the purpose of requiring the landlord of a certain privately owned commercial
4 building to provide energy usage information to a certain prospective tenant
5 under certain circumstances; authorizing a landlord to refuse to provide energy
6 usage information for security reasons; establishing a certain penalty; providing
7 for the application of this Act; providing for a delayed effective date; and
8 generally relating to the disclosure of utility costs for commercial buildings.

9 BY adding to

10 Article – Real Property

11 Section 8–801 through 8–803 to be under the new subtitle “Subtitle 8. Energy
12 Usage in Commercial Buildings”

13 Annotated Code of Maryland

14 (2010 Replacement Volume and 2011 Supplement)

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

17 **Article – Real Property**

18 **SUBTITLE 8. ENERGY USAGE IN COMMERCIAL BUILDINGS.**

19 **8–801.**

20 **THIS SUBTITLE APPLIES TO PRIVATELY OWNED COMMERCIAL BUILDINGS**
21 **IN THE STATE WITH AN INTERIOR SPACE OF MORE THAN 10,000 SQUARE FEET.**

22 **8–802.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(A) THE LANDLORD OF A COMMERCIAL BUILDING SHALL PROVIDE, ON**
2 **WRITTEN REQUEST, INFORMATION RELATED TO THE ENERGY USAGE OF A**
3 **COMMERCIAL BUILDING OR SPACE IN A COMMERCIAL BUILDING FOR RENT IF:**

4 **(1) THE REQUEST IS MADE BY A PROSPECTIVE TENANT WHO HAS**
5 **SIGNED A LETTER OF INTENT;**

6 **(2) THE ENERGY USAGE INFORMATION IS READILY AVAILABLE TO**
7 **THE LANDLORD; AND**

8 **(3) THE INFORMATION IS RELEVANT TO THE PROPOSED USE OF**
9 **THE PREMISES.**

10 **(B) A LANDLORD MAY REFUSE TO PROVIDE ENERGY USAGE**
11 **INFORMATION UNDER SUBSECTION (A) OF THIS SECTION FOR SECURITY**
12 **REASONS.**

13 **8-803.**

14 **A LANDLORD WHO VIOLATES THIS SUBTITLE IS SUBJECT TO A FINE NOT**
15 **EXCEEDING \$250.**

16 **SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect**
17 **January 1, 2013.**