

HOUSE BILL 608

N1

6lr2702

By: **Delegates Adams, Afzali, Impallaria, Kittleman, Metzgar, West, and Wivell**
Introduced and read first time: February 3, 2016
Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Landlord and Tenant – Installation of Satellite Dish on Residential Rental**
3 **Property**

4 FOR the purpose of prohibiting a satellite dish from being installed on the roof or exterior
5 walls of residential rental property at the request of a tenant unless the landlord has
6 given permission in writing before the installation; requiring the Department of
7 Labor, Licensing, and Regulation to develop a certain form and make the form
8 available on the Department's Web site; establishing that a person installing a
9 satellite dish on the roof or exterior walls of residential rental property shall be liable
10 to the landlord for any damage to the property caused by the installation; and
11 generally relating to residential rental property.

12 BY adding to
13 Article – Real Property
14 Section 8–119
15 Annotated Code of Maryland
16 (2015 Replacement Volume)

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

19 **Article – Real Property**

20 **8–119.**

21 **(A) A SATELLITE DISH MAY NOT BE INSTALLED ON THE ROOF OR EXTERIOR**
22 **WALLS OF RESIDENTIAL RENTAL PROPERTY AT THE REQUEST OF A TENANT UNLESS**
23 **THE LANDLORD HAS GIVEN PERMISSION IN WRITING BEFORE THE INSTALLATION.**

24 **(B) THE DEPARTMENT OF LABOR, LICENSING, AND REGULATION SHALL:**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(1) DEVELOP A FORM FOR USE TO OBTAIN THE PERMISSION**
2 **REQUIRED UNDER SUBSECTION (A) OF THIS SECTION; AND**

3 **(2) MAKE THE FORM AVAILABLE ON THE DEPARTMENT'S WEB SITE.**

4 **(C) A PERSON INSTALLING A SATELLITE DISH ON THE ROOF OR EXTERIOR**
5 **WALLS OF RESIDENTIAL RENTAL PROPERTY SHALL BE LIABLE TO THE LANDLORD**
6 **FOR ANY DAMAGE TO THE PROPERTY CAUSED BY THE INSTALLATION.**

7 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
8 October 1, 2016.