

HOUSE BILL 1346

N1

7lr1136

By: **Delegate Lafferty**

Introduced and read first time: February 10, 2017

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Residential Leases – Definition of “Rent”**

3 FOR the purpose of defining “rent” for the purpose of premises subject to a residential lease;
4 and generally relating to residential leases.

5 BY repealing and reenacting, with amendments,
6 Article – Real Property
7 Section 8–401(a)
8 Annotated Code of Maryland
9 (2015 Replacement Volume and 2016 Supplement)

10 BY adding to
11 The Public Local Laws of Baltimore City
12 Section 9–1A
13 Article 4 – Public Local Laws of Maryland
14 (1979 Edition and 1997 Supplement, and 2000 Supplement, as amended)

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

17 **Article – Real Property**

18 8–401.

19 (a) **(1) IN THIS SECTION, “RENT”, FOR PREMISES SUBJECT TO A**
20 **RESIDENTIAL LEASE:**

21 **(I) MEANS THE FIXED PERIODIC SUM FOR USE AND**
22 **POSSESSION OF THE LEASED PREMISES; AND**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(II) DOES NOT INCLUDE ANY ADDITIONAL PAYMENTS DUE FROM**
2 **THE TENANT TO THE LANDLORD UNDER THE LEASE.**

3 **(2)** Whenever the tenant or tenants fail to pay the rent when due and
4 payable, it shall be lawful for the landlord to have again and repossess the premises.

5 **Article 4 – Baltimore City**

6 **9–1A.**

7 **IN ANY DETERMINATION UNDER THIS SUBTITLE AS TO THE RIGHTS AND**
8 **OBLIGATIONS OF THE PARTIES TO A LANDLORD–TENANT RELATIONSHIP CREATED**
9 **BY A WRITTEN OR ORAL RESIDENTIAL LEASE AGREEMENT, RENT:**

10 **(1) MEANS THE FIXED PERIODIC SUM FOR USE AND POSSESSION OF**
11 **THE LEASED PREMISES; AND**

12 **(2) DOES NOT INCLUDE ANY ADDITIONAL PAYMENTS DUE FROM THE**
13 **TENANT TO THE LANDLORD UNDER THE LEASE.**

14 **SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect**
15 **October 1, 2017.**