

Department of Legislative Services
Maryland General Assembly
2017 Session

FISCAL AND POLICY NOTE
Third Reader - Revised

House Bill 327

(Delegate Miele)

Environment and Transportation

Judicial Proceedings

Real Property - Residential Leases - Notice of Routine Maintenance

This bill requires a landlord of a leased residential dwelling to inform a tenant at least 24 hours before any “routine maintenance” scheduled by the landlord. Notice must be provided in writing in a manner reasonably calculated to alert the tenant or, if authorized by the tenant, by email or similar electronic means. Under the bill, “routine maintenance” means any nonemergency maintenance, repair, or upkeep of a leased residential dwelling unit. The notice is required to provide the expected date and time of the routine maintenance and a general description of the maintenance to be performed. The bill’s requirements do not apply to routine maintenance scheduled at a time previously agreed to by a tenant.

Fiscal Summary

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

Local Effect: The bill is not anticipated to affect local operations or finances.

Small Business Effect: Minimal.

Analysis

Current Law: State law does not require a landlord to give notice to a tenant before entering a leased residential dwelling to conduct routine maintenance.

In Prince George’s County, however, the county code requires a landlord to give a tenant 24 hours’ notice before entering the premises except in cases of emergency. The landlord must enter during normal business hours or at a mutually agreed upon time. Abuse of

access to a leased residential dwelling by either the landlord or tenant in violation of the code is a basis for termination of the lease by the affected party.

Background: The Office of the Attorney General, Consumer Protection Division (CPD), advises that, in 2016, it received 629 landlord-tenant complaints. CPD further advises that most of the complaints dealt with security deposits, habitability and maintenance, debt collection, improper eviction or termination, incorrect bill amounts, lease violations, and payment of utility bills.

Additional Information

Prior Introductions: None.

Cross File: None.

Information Source(s): Prince George's County; Office of the Attorney General (Consumer Protection Division); Judiciary (Administrative Office of the Courts); Department of Legislative Services

Fiscal Note History: First Reader - February 2, 2017
fn/kdm Third Reader - March 17, 2017
Revised - Amendment(s) - March 17, 2017

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