

# HOUSE BILL 919

N1, L2  
HB 687/18 – ENV

9lr1778

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By: ~~Delegate Haynes~~ Delegates Haynes, Glenn, Bridges, and Mosby

Introduced and read first time: February 8, 2019

Assigned to: Appropriations

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Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 12, 2019

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## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Baltimore City – Senior Apartment Housing Facilities – Security ~~Guard~~ Services**

3 FOR the purpose of requiring the property management company of each senior apartment  
4 housing facility in certain geographic areas of Baltimore City to contract with a  
5 licensed security guard agency for the provision of security guard services or an  
6 off-duty law enforcement officer for the provision of security services at the senior  
7 apartment housing facility at certain times; defining certain terms; and generally  
8 relating to security ~~guard~~ services at senior apartment housing facilities in  
9 Baltimore City.

10 BY adding to

11 Article – Real Property

12 Section 8–119

13 Annotated Code of Maryland

14 (2015 Replacement Volume and 2018 Supplement)

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 **8–119.**

19 **(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS**  
20 **INDICATED.**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1           **(2) “LAW ENFORCEMENT OFFICER” HAS THE MEANING STATED IN §**  
 2 **3-101 OF THE PUBLIC SAFETY ARTICLE.**

3           ~~(2)~~**(3) “LICENSED SECURITY GUARD AGENCY” HAS THE MEANING**  
 4 **STATED IN § 19-101 OF THE BUSINESS OCCUPATIONS AND PROFESSIONS ARTICLE.**

5           ~~(3)~~**(4) “SECURITY GUARD SERVICES” HAS THE MEANING STATED**  
 6 **IN § 19-101 OF THE BUSINESS OCCUPATIONS AND PROFESSIONS ARTICLE.**

7           ~~(4)~~**(5) (I) “SENIOR APARTMENT HOUSING FACILITY” MEANS A**  
 8 **RESIDENTIAL RENTAL FACILITY THAT:**

9                           1.     **IS PRIVATELY OR PUBLICLY FUNDED;**

10                          2.     **CONTAINS 50 OR MORE UNITS; AND**

11                          3.     **IS INTENDED AND OPERATED FOR OCCUPANCY BY**  
 12 **INDIVIDUALS AT LEAST 55 YEARS OLD.**

13                          **(II) “SENIOR APARTMENT HOUSING FACILITY” DOES NOT**  
 14 **INCLUDE A NURSING HOME OR AN ASSISTED LIVING FACILITY.**

15           **(B) THIS SECTION APPLIES ONLY IN A GEOGRAPHIC FOCUS AREA IN**  
 16 **BALTIMORE CITY DESIGNATED BY THE MAYOR’S OFFICE OF SUSTAINABLE**  
 17 **SOLUTIONS UNDER THE MAYOR’S VIOLENCE REDUCTION INITIATIVE THAT IS**  
 18 **LOCATED IN AN AREA DESIGNATED BY THE UNITED STATES POST OFFICE AS ZIP**  
 19 **CODE NUMBER 21217 OR 21223.**

20           **(C) THE PROPERTY MANAGEMENT COMPANY OF EACH SENIOR APARTMENT**  
 21 **HOUSING FACILITY SHALL CONTRACT WITH A LICENSED SECURITY GUARD AGENCY**  
 22 **FOR THE PROVISION OF SECURITY GUARD SERVICES OR AN OFF-DUTY LAW**  
 23 **ENFORCEMENT OFFICER FOR THE PROVISION OF SECURITY SERVICES AT THE**  
 24 **SENIOR APARTMENT HOUSING FACILITY AT ALL TIMES THAT THE PROPERTY**  
 25 **MANAGEMENT COMPANY IS NOT OPEN FOR CONDUCTING BUSINESS ON THE SITE OF**  
 26 **THE SENIOR APARTMENT HOUSING FACILITY.**

27           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
 28           October 1, 2019.