

# HOUSE BILL 1218

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1lr2769

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By: **Delegate Conaway**

Introduced and read first time: February 8, 2021

Assigned to: Environment and Transportation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Landlord and Tenant – Estoppel Certificates – Notice of Receipt by Landlord**

3 FOR the purpose of requiring that a landlord, not later than a certain number of days after  
4 receiving an estoppel certificate from a tenant, provide the tenant with a certain  
5 written statement containing certain information; requiring delivery of the  
6 statement in a certain manner; defining a certain term; and generally relating to  
7 estoppel certificates.

8 BY adding to

9 Article – Real Property

10 Section 8–119

11 Annotated Code of Maryland

12 (2015 Replacement Volume and 2020 Supplement)

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

15 **Article – Real Property**

16 **8–119.**

17 **(A) IN THIS SECTION, “ESTOPPEL CERTIFICATE” MEANS A SIGNED**  
18 **STATEMENT BY A TENANT CERTIFYING FOR THE BENEFIT OF ANOTHER PERSON**  
19 **THAT FACTS PERTAINING TO THE LEASE AGREEMENT BETWEEN A LANDLORD AND**  
20 **TENANT ARE CORRECT, INCLUDING:**

21 **(1) THE EXISTENCE OF A WRITTEN LEASE AGREEMENT BETWEEN THE**  
22 **LANDLORD AND TENANT;**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1           **(2) THE TERMS OF THE LEASE AGREEMENT INCLUDING ANY**  
2 **ADDENDUMS; AND**

3           **(3) ANY ADDITIONAL INFORMATION AS MAY BE REQUESTED BY THE**  
4 **LANDLORD OR THE INTENDED BENEFICIARY OF THE STATEMENT.**

5           **(B) NOT LATER THAN 15 DAYS AFTER RECEIVING AN ESTOPPEL**  
6 **CERTIFICATE FROM A TENANT, A LANDLORD SHALL PROVIDE WRITTEN NOTICE**  
7 **THAT:**

8           **(1) CONFIRMS RECEIPT OF THE ESTOPPEL CERTIFICATE BY THE**  
9 **LANDLORD; AND**

10           **(2) IDENTIFIES STATEMENTS IN THE ESTOPPEL CERTIFICATE THAT**  
11 **THE LANDLORD DISAGREES WITH AND THE BASIS FOR THE DISAGREEMENT.**

12           **(C) THE LANDLORD SHALL PROVIDE THE STATEMENT TO THE TENANT BY**  
13 **HAND DELIVERY OR BY CERTIFIED MAIL.**

14           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
15 October 1, 2021.