HOUSE BILL 1282

By: Delegate Grammer
Introduced and read first time: February 8, 2021
Assigned to: Environment and Transportation

A BILL ENTITLED

AN ACT concerning

Real Property – Nuisance Actions – Rodent Harborage

FOR the purpose of authorizing an individual to bring a nuisance action for damages caused
by rodent harborage on real property against an owner of the property; authorizing
the court to award certain damages to a prevailing plaintiff; providing that certain
rights and remedies are in addition to other rights and remedies; defining a certain
term; and generally relating to nuisance actions and rodent harborage.

BY adding to
Article – Real Property
Section 14–133
Annotated Code of Maryland
(2015 Replacement Volume and 2020 Supplement)

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

Article – Real Property

14–133.

(A) IN THIS SECTION, “RODENT HARBORAGE” MEANS A CONDITION THAT:

(1) PROVIDES SUSTENANCE OR SHELTER FOR MICE OR RATS OR
PROMOTES THEIR REPRODUCTION AND CONTINUED EXISTENCE ON A PROPERTY;
AND

(2) (i) CREATES OR CONTRIBUTES TO PROPERTY DAMAGE;
(II) IS INJURIOUS TO PUBLIC HEALTH, SAFETY, OR THE
WELFARE OF PROPERTY OWNERS; OR

(III) OBSTRUCTS THE REASONABLE USE OF PROPERTY.

(B) A NUISANCE ACTION FOR DAMAGES CAUSED BY RODENT HARBORAGE
ON REAL PROPERTY MAY BE BROUGHT AGAINST AN OWNER OF THE PROPERTY.

(C) THE COURT MAY AWARD COMPENSATORY AND PUNITIVE DAMAGES TO A
PREVAILING PLAINTIFF UNDER THIS SECTION.

(D) THE RIGHTS AND REMEDIES PROVIDED UNDER THIS SECTION ARE IN
ADDITION TO ANY OTHER RIGHTS OR REMEDIES THAT MAY EXIST AT LAW OR IN
EQUITY.

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