

Department of Legislative Services
Maryland General Assembly
2021 Session

FISCAL AND POLICY NOTE
First Reader

House Bill 1273 (Delegate Conaway)
Environment and Transportation

Real Property – Commercial Lease Addendum – Liquidated Damages

This bill establishes that a landlord that violates a provisions of an addendum to a commercial lease must pay liquidated damages of \$1,000 to the tenant unless a greater amount of liquidated damages is provided for under the terms of the lease agreement or addendum.

Fiscal Summary

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

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

Small Business Effect: Potential meaningful.

Analysis

Current Law: There is no specifically relevant current law in statute. Generally, an addendum that is properly executed is part of a lease.

Small Business Effect: Commercial landlords are subject to mandatory minimum damages for violations arising under an addendum. Small business tenants may recover additional damages following a violation of a lease addendum.

Additional Information

Prior Introductions: None.

Designated Cross File: None.

Information Source(s): Judiciary (Administrative Office of the Courts); Department of Legislative Services

Fiscal Note History: First Reader - February 28, 2021
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