

HB0703/253623/1

BY: Judiciary Committee

AMENDMENTS TO HOUSE BILL 703  
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, strike beginning with “authorizing” in line 4 down through “justification;” in line 6; and in lines 8 and 9, strike “prove in court by a certain evidentiary standard” and substitute “demonstrate”.

AMENDMENT NO. 2

On page 4, strike in their entirety lines 25 through 28, inclusive; in line 29, strike the brackets; and in the same line, strike “(3)”.

On page 5, in line 15, after “(A)” insert “(1)”; after line 17, insert:

**“(2) THIS SECTION DOES NOT APPLY TO AN ACTION UNDER § 8-402 OR § 8-402.1 OF THIS SUBTITLE WHERE THE LANDLORD SHOWS THAT THE ACTIONS OF THE TENANT CAUSED THE LICENSING AUTHORITY TO SUSPEND, REVOKE, OR REFUSE TO GRANT OR REVIEW THE RENTAL LICENSE.**

**(B) IF A LANDLORD ASSERTS THAT RENTAL PROPERTY IS NOT LICENSED IN COMPLIANCE WITH APPLICABLE LOCAL RENTAL LICENSING REQUIREMENTS DUE TO THE ACTIONS OF A TENANT, THE LANDLORD MAY FILE AN ACTION UNDER § 8-402 OR § 8-402.1 OF THIS SUBTITLE ONLY AFTER THE LANDLORD PROVIDES THE TENANT WITH WRITTEN NOTICE OF THE ASSERTION THAT THE TENANT CAUSED THE LICENSING AUTHORITY TO SUSPEND, REVOKE, OR REFUSE TO GRANT OR REVIEW THE RENTAL LICENSE AT LEAST 30 DAYS BEFORE FILING THE ACTION.”;**

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in line 18, strike “(B)” and substitute “(C)”; in line 20, after “SUBTITLE” insert “OR UNDER SUBTITLE 9 OF THE CODE OF PUBLIC LOCAL LAWS OF BALTIMORE”; strike beginning with “SUBMIT” in line 21 down through “DEMONSTRATING” in line 22 and substitute “PLEAD AND DEMONSTRATE”; in line 29, strike “(C)” and substitute “(D)”; in lines 29 and 30, strike “PROVE BY A PREPONDERANCE OF THE EVIDENCE” and substitute “DEMONSTRATE TO THE SATISFACTION OF THE COURT”; and in line 33, strike “(I)”.

On page 6, strike lines 1 and 2 in their entirety.