

HB0086/273724/1

BY: Environment and Transportation Committee

AMENDMENTS TO HOUSE BILL 86
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 8, after the semicolon insert “providing for the payment of an excess amount of security deposit withheld by a landlord to the tenant under certain circumstances.”; in lines 13 and 14, strike “domestic violence or sexual assault to include victims of stalking” and substitute “abuse”; in line 16, strike “sexual assault, domestic violence, or stalking” and substitute “abuse”; in line 21, strike “8-203(k) through (m)” and substitute “8-203(l) through (n)”; in line 26, after “(i)(7)” insert a comma; in the same line, strike the second “and”; and in the same line, strike “through 8-5A-06” and substitute “, 8-5A-02, 8-5A-04, 8-5A-05, and 8-5A-06”.

On page 2, in line 3, after “8-203(j)” insert “and (k)”; in the same line, strike “8-5A-05.”; in the same line, strike “8-5A-08” and substitute “8-5A-06”; after line 5, insert:

“BY repealing

Article - Real Property

Section 8-5A-03

Annotated Code of Maryland

(2015 Replacement Volume and 2021 Supplement)”;

and in line 8, strike “8-203(k) through (m)” and substitute “8-203(l) through (n)”.

AMENDMENT NO. 2

On page 3, strike beginning with “A” in line 16 down through the second “UTILITY” in line 18 and substitute “A COPY OF THE LAST TWO UTILITY BILLS ISSUED TO THE LANDLORD”; strike in their entirety lines 27 and 28, inclusive; and in line 29, strike “(VII)” and substitute “(VI)”.

**HB0086/273724/01 Environment and Transportation Committee
Amendments to HB 86
Page 2 of 5**

On page 4, in line 1, strike “RECEIVE INFORMATION FROM THE LANDLORD TO VERIFY THE UTILITY BILL” and substitute “INSPECT RECORDS RETAINED BY THE LANDLORD THAT DOCUMENT A BILL FOR UTILITIES”; in lines 3 and 6, strike “(VIII)” and “(IX)”, respectively, and substitute “(VII)” and “(VIII)”, respectively; and strike beginning with “PROVIDE” in line 13 down through “UTILITIES” in line 14 and substitute “ALLOW A TENANT TO INSPECT RECORDS RETAINED BY THE LANDLORD THAT DOCUMENT A BILL FOR UTILITIES”.

AMENDMENT NO. 3

On page 5, in lines 1 and 31, in each instance, strike the second “a” and substitute “AN ITEMIZED”; in line 16, strike “a” and substitute “AN ITEMIZED”; in lines 2, 16, and 31, in each instance, strike “actually”; in line 33, after “(J)” insert “(1)”; in the same line, strike “A” and substitute “AN ITEMIZED”; in line 34, strike “, WHERE PRACTICABLE,”; in line 35, strike “, INCLUDING BILLS, INVOICES, AND RECEIPTS,”; and after line 36, insert:

“(2) SUBJECT TO SUBSECTION (K) OF THIS SECTION, A LANDLORD MAY SATISFY THE REQUIREMENT UNDER PARAGRAPH (1) OF THIS SUBSECTION BY PROVIDING AN ESTIMATE OF THE COSTS TO BE INCURRED BY THE LANDLORD.

(K) (1) THIS SUBSECTION APPLIES ONLY IF A LANDLORD PROVIDES AN ESTIMATE AS DOCUMENTATION TO SUPPORT AN ITEMIZED STATEMENT OF COSTS PROVIDED UNDER SUBSECTION (G)(1), (H)(2)(III), OR (I)(7) OF THIS SECTION.

(2) (I) THE LANDLORD SHALL NOTIFY THE TENANT IN WRITING WHEN THE REPAIRS HAVE BEEN COMPLETED.

(II) THE NOTICE REQUIRED UNDER SUBPARAGRAPH (I) OF THIS PARAGRAPH SHALL INCLUDE A COPY OF THE FINAL INVOICE FOR ANY REPAIRS MADE BY THE LANDLORD.

(3) IF THE ACTUAL COSTS INCURRED BY THE LANDLORD ARE LESS THAN THE ESTIMATE PROVIDED TO THE TENANT UNDER SUBSECTION (J)(2) OF THIS SECTION, THE LANDLORD SHALL RETURN TO THE TENANT WITHIN 30 DAYS AFTER COMPLETING THE REPAIRS THE AMOUNT OF THE SECURITY DEPOSIT WITHHELD BY THE LANDLORD THAT IS IN EXCESS OF THE ACTUAL COSTS INCURRED BY THE LANDLORD.

AMENDMENT NO. 4

On page 6, in line 27, strike “A” and substitute “**SUBJECT TO SUBSECTION (C) OF THIS SECTION, A**”; and strike beginning with “OF” in line 27 down through “ASSEMBLY” in line 28 and substitute “**TO ASSEMBLE**”.

AMENDMENT NO. 5

On page 7, after line 23, insert:

“(B) “ABUSE” HAS THE MEANING STATED IN § 4-501(B) OF THE FAMILY LAW ARTICLE.”;

in lines 24, 26, 28, 29, and 30, strike “(b)”, “(c)”, “(d)”, “(e)”, and “(F)”, respectively, and substitute “(C)”, “(D)”, “(E)”, “(F)”, and “(G)”, respectively; and strike beginning with “domestic” in line 26 down through “offense” in line 27 and substitute “**ABUSE**”.

On page 8, in line 4, strike “OR”; in line 6, after “PROVIDER” insert “;**OR**”

(4) AN ADVOCATE FROM A DOMESTIC VIOLENCE OR SEXUAL ASSAULT PREVENTION OR ASSISTANCE PROGRAM”;

**HB0086/273724/01 Environment and Transportation Committee
Amendments to HB 86
Page 4 of 5**

in line 7, strike “(G)” and substitute “(H)”; strike beginning with “FOR” in line 11 down through “STALKING” in line 12 and substitute “AS A RESULT OF AN ACT OF ABUSE”; in lines 16 and 17, strike “DOMESTIC VIOLENCE, A VICTIM OF SEXUAL ASSAULT, OR A VICTIM OF STALKING” and substitute “ABUSE”; and in line 21, strike “PERPETRATOR” and substitute “OFFENDER”.

On page 9, strike in their entirety lines 1 through 12, inclusive; in line 16, after “is” insert “A VICTIM OF ABUSE”; strike beginning with the colon in line 16 down through “STALKING” in line 19; in line 20, after the first “of” insert “ABUSE”; strike beginning with “domestic” in line 20 down through “STALKING” in line 21; in line 22, strike beginning with the first bracket through “§ 8-5A-05”.

On page 10, in line 27, strike beginning with the first bracket through “§ 8-5A-05”.

On page 11, strike beginning with “for” in line 7 down through “Article” in line 8 and substitute “UNDER § 3-1505 OF THE COURTS ARTICLE FOR WHICH THE UNDERLYING ACT WAS AN ACT OF ABUSE”; strike in their entirety lines 9 through 24, inclusive, and substitute “8-5A-03.”; and in lines 25 and 29, in each instance, strike “sexual assault” and substitute “ABUSE”.

On page 12, strike beginning with “for” in line 2 down through “Article” in line 3 and substitute “UNDER § 3-1505 OF THE COURTS ARTICLE FOR WHICH THE UNDERLYING ACT WAS AN ACT OF ABUSE”; strike in their entirety lines 10 through 29, inclusive; and in line 30, strike “8-5A-06.” and substitute “8-5A-04.”.

On pages 12 and 13, strike beginning with “domestic” in line 32 on page 12 down through “STALKING” in line 2 on page 13 and substitute “ABUSE”.

**HB0086/273724/01 Environment and Transportation Committee
Amendments to HB 86
Page 5 of 5**

On page 13, strike beginning with “for” in line 8 down through “Article” in line 9 and substitute “UNDER § 3-1505 OF THE COURTS ARTICLE FOR WHICH THE UNDERLYING ACT WAS AN ACT OF ABUSE”; in line 16, strike “domestic violence [or], sexual assault, **OR STALKING**” and substitute “AN ACT OF ABUSE”; in line 20, strike “**8-5A-07.**” and substitute “8-5A-05.”; strike beginning with “domestic” in line 21 down through “**STALKING**” in line 22 and substitute “ABUSE”; and strike beginning with “for” in line 31 down through “Article” in line 32 and substitute “UNDER § 3-1505 OF THE COURTS ARTICLE FOR WHICH THE UNDERLYING ACT WAS AN ACT OF ABUSE”.

On page 14, in line 24, strike “**8-5A-08.**” and substitute “8-5A-06.”.