

# HOUSE BILL 932

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EMERGENCY BILL

2lr1774  
CF SB 592

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By: ~~Delegate Stewart~~ Delegates Stewart, Amprey, Barve, Boyce, Foley, Fraser-Hidalgo, Healey, Holmes, Lehman, Love, Prettyman, Ruth, Stein, Terrasa, and Wells

Introduced and read first time: February 7, 2022  
Assigned to: Environment and Transportation

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Committee Report: Favorable with amendments  
House action: Adopted  
Read second time: March 7, 2022

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## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Landlord and Tenant – Right to Redemption of Leased Premises – Form of**  
3 **Payment**

4 FOR the purpose of providing that, in an action of summary ejectment for failure to pay  
5 rent where a landlord or park owner is awarded a judgment giving restitution of the  
6 leased premises, a tenant or resident who has the right to redemption of the leased  
7 premises by tendering a certain amount of money may tender that amount in a check  
8 issued by a political subdivision or on behalf of a governmental entity; and generally  
9 relating to the right of redemption by a tenant or resident in an action of summary  
10 ejectment for failure to pay rent.

11 BY repealing and reenacting, with amendments,  
12 Article – Real Property  
13 Section 8–401(g) and 8A–1701(e)  
14 Annotated Code of Maryland  
15 (2015 Replacement Volume and 2021 Supplement)

16 BY repealing and reenacting, with amendments,  
17 The Public Local Laws of Baltimore City  
18 Section 9–5(b)  
19 Article 4 – Public Local Laws of Maryland  
20 (1979 Edition and 1997 Supplement and 2000 Supplement)

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### EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



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

3 **Article – Real Property**

4 8–401.

5 (g) (1) Subject to paragraph ~~(2)~~ **(3)** of this subsection, in any action of  
6 summary ejectment for failure to pay rent where the landlord is awarded a judgment giving  
7 the landlord restitution of the leased premises, the tenant shall have the right to  
8 redemption of the leased premises by tendering in cash, certified check [or], **OR** money  
9 order, ~~OR ELECTRONIC CHECK OR WRITTEN CHECK ISSUED BY A POLITICAL~~  
10 ~~SUBDIVISION OR ON BEHALF OF A GOVERNMENTAL ENTITY~~ to the landlord or the  
11 landlord's agent all past due amounts, as determined by the court under subsection (e) of  
12 this section, plus all court awarded costs and fees, at any time before actual execution of  
13 the eviction order.

14 (2) AN ELECTRONIC OR WRITTEN CHECK ISSUED BY A POLITICAL  
15 SUBDIVISION OR ON BEHALF OF A GOVERNMENTAL ENTITY SHALL HAVE THE SAME  
16 LEGAL EFFECT AS A PAYMENT MADE BY THE TENANT UNDER PARAGRAPH (1) OF  
17 THIS SUBSECTION.

18 **(3)** This subsection does not apply to any tenant against whom 3 judgments  
19 of possession have been entered for rent due and unpaid in the 12 months prior to the  
20 initiation of the action to which this subsection otherwise would apply.

21 8A–1701.

22 (e) **(1)** [In] ~~EXCEPT AS PROVIDED IN~~ SUBJECT TO PARAGRAPH ~~(2)~~ **(3)** OF  
23 THIS SUBSECTION, in any action of summary ejectment for failure to pay rent where the  
24 park owner is awarded a judgment giving [him] **THE PARK OWNER** restitution of the  
25 leased premises, the resident shall have the right to redemption of the leased premises by  
26 tendering in cash, certified check, [or] money order, ~~OR ELECTRONIC CHECK OR~~  
27 ~~WRITTEN CHECK ISSUED BY A POLITICAL SUBDIVISION OR ON BEHALF OF A~~  
28 ~~GOVERNMENTAL ENTITY~~ to the park owner or [his] **THE PARK OWNER'S** agent all past  
29 due rent and late fees, plus all court awarded costs and fees, at any time before actual  
30 execution of the eviction order.

31 **(2)** AN ELECTRONIC OR WRITTEN CHECK ISSUED BY A POLITICAL  
32 SUBDIVISION OR ON BEHALF OF A GOVERNMENTAL ENTITY SHALL HAVE THE SAME  
33 LEGAL EFFECT AS A PAYMENT MADE BY THE RESIDENT UNDER PARAGRAPH (1) OF  
34 THIS SUBSECTION.

