

SENATE BILL 560

F2, C8, C9

2lr1257
CF HB 385

By: **Senators Feldman and Rosapepe**

Introduced and read first time: January 31, 2022

Assigned to: Finance

A BILL ENTITLED

1 AN ACT concerning

2 **Maryland Economic Development Corporation – Student Housing**
3 **Requirements – Leases and Health or Safety Emergencies**

4 FOR the purpose of requiring certain residential leases between the Maryland Economic
5 Development Corporation and certain students living in student housing owned by
6 the Corporation to be presented in a certain manner and include a certain notice;
7 requiring the Corporation to give certain notice and abide by certain protocols
8 regarding University System of Maryland students living in student housing owned
9 by the Corporation if the University closes the institution or center the student
10 attends due to a health or safety emergency; and generally relating to the Maryland
11 Economic Development Corporation and requirements for student housing.

12 BY renumbering

13 Article – Economic Development
14 Section 10–131 and 10–132, respectively
15 to be Section 10–133 and 10–134, respectively
16 Annotated Code of Maryland
17 (2018 Replacement Volume and 2021 Supplement)

18 BY adding to

19 Article – Economic Development
20 Section 10–131 and 10–132
21 Annotated Code of Maryland
22 (2018 Replacement Volume and 2021 Supplement)

23 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
24 That Section(s) 10–131 and 10–132, respectively, of Article – Economic Development of the
25 Annotated Code of Maryland be renumbered to be Section(s) 10–133 and 10–134,
26 respectively.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 SECTION 2. AND BE IT FURTHER ENACTED, That the Laws of Maryland read
2 as follows:

3 **Article – Economic Development**

4 **10–131.**

5 (A) IN THIS SECTION, “CORPORATION STUDENT HOUSING PROJECT” MEANS
6 A RESIDENCE HALL, DORMITORY, OR OTHER HOUSING UNITS ESTABLISHED UNDER
7 THIS SUBTITLE.

8 (B) A RESIDENTIAL LEASE BETWEEN THE CORPORATION AND A STUDENT
9 LIVING IN A CORPORATION STUDENT HOUSING PROJECT SHALL:

10 (1) HAVE AT LEAST ONE CONSPICUOUS REFERENCE TO THE
11 CORPORATION ON THE SIGNATURE PAGE; AND

12 (2) MAKE EACH REFERENCE TO THE CORPORATION IN BOLD TYPE
13 AND OTHERWISE EMPHASIZED.

14 (C) THE CORPORATION SHALL INCLUDE AN ADDITIONAL NOTICE WITH A
15 CORPORATION STUDENT HOUSING PROJECT RESIDENTIAL LEASE THAT:

16 (1) STATES THAT THE CORPORATION IS THE LANDLORD OF THE
17 CORPORATION STUDENT HOUSING PROJECT; AND

18 (2) PROVIDES CONTACT INFORMATION FOR THE MANAGEMENT
19 COMPANY OF THE CORPORATION STUDENT HOUSING PROJECT.

20 **10–132.**

21 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS
22 INDICATED.

23 (2) “CENTER” HAS THE MEANING STATED IN § 12–101 OF THE
24 EDUCATION ARTICLE.

25 (3) “CONSTITUENT INSTITUTION” HAS THE MEANING STATED IN §
26 12–101 OF THE EDUCATION ARTICLE.

27 (4) “CORPORATION STUDENT HOUSING PROJECT” HAS THE MEANING
28 STATED IN § 10–131 OF THIS SUBTITLE.

1 **(5) “HEALTH OR SAFETY EMERGENCY” MEANS AN IMMINENT THREAT**
2 **OR OCCURRENCE OF SEVERE OR WIDESPREAD LOSS OF LIFE, INJURY, OR OTHER**
3 **HEALTH IMPACTS, PROPERTY DAMAGE OR DESTRUCTION, SOCIAL OR ECONOMIC**
4 **DISRUPTION, OR ENVIRONMENTAL DEGRADATION FROM NATURAL,**
5 **TECHNOLOGICAL, OR HUMAN–MADE CAUSES.**

6 **(6) “STUDENT–RESIDENT” MEANS A STUDENT WHO:**

7 **(I) IS ENROLLED AT A CONSTITUENT INSTITUTION OR A**
8 **CENTER; AND**

9 **(II) ENTERS INTO A RESIDENTIAL LEASE WITH THE**
10 **CORPORATION TO LIVE IN A CORPORATION STUDENT HOUSING PROJECT.**

11 **(B) THIS SECTION APPLIES ONLY TO A CORPORATION STUDENT HOUSING**
12 **PROJECT AT A CONSTITUENT INSTITUTION OR A CENTER.**

13 **(C) IF THE UNIVERSITY SYSTEM OF MARYLAND CLOSES A CONSTITUENT**
14 **INSTITUTION OR A CENTER DUE TO A HEALTH OR SAFETY EMERGENCY, THE**
15 **CORPORATION SHALL:**

16 **(1) GIVE STUDENT–RESIDENTS THE SAME NOTICE TO VACATE THAT IS**
17 **GIVEN TO A RESIDENT OF STUDENT HOUSING OWNED BY THE CONSTITUENT**
18 **INSTITUTION OR CENTER; AND**

19 **(2) ABIDE BY THE SAME LEASE RELEASE PROTOCOLS THAT ARE IN**
20 **PLACE FOR A RESIDENT OF STUDENT HOUSING OWNED BY THE CONSTITUENT**
21 **INSTITUTION OR CENTER.**

22 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall be construed to
23 apply only prospectively and may not be applied or interpreted to have any effect on or
24 application to any student–housing contracts entered into by the Maryland Economic
25 Development Corporation before the effective date of this Act.

26 SECTION 4. AND BE IT FURTHER ENACTED, That this Act shall take effect July
27 1, 2022.