

**HB0034/523924/1**

BY: Environment and Transportation Committee

AMENDMENTS TO HOUSE BILL 34  
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in the sponsor line, strike “**Delegate Hill**” and substitute “**Delegates Hill, Boyce, Foley, Holmes, Ruth, Stewart, and Terrasa**”; in line 2, strike “**Sealing**” and substitute “**Shielding**”; in line 6, strike “sealing” and substitute “**shielding**”; in line 12, strike “8-401(i)” and substitute “**8-503**”; and strike in their entirety lines 15 through 19, inclusive.

AMENDMENT NO. 2

On page 2, after line 7, insert:

**“(A) THIS SECTION DOES NOT APPLY TO TENANCIES SUBJECT TO:**

**(1) § 9-5(B)(2) OF THE CODE OF PUBLIC LOCAL LAWS OF BALTIMORE CITY; OR**

**(2) § 8-401(G)(3) OF THIS TITLE.”;**

and in line 8, before “A” insert “**(B)**”.

AMENDMENT NO. 3

On page 2, strike in their entirety lines 11 through 35, inclusive, and substitute:

**“8-503.**

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

**(2) “COURT RECORD” HAS THE MEANING STATED IN § 8–502(A) OF THIS SUBTITLE.**

**(3) “FAILURE TO PAY RENT PROCEEDING” MEANS AN ACTION INITIATED BY A LANDLORD UNDER § 8–401 OF THIS TITLE.**

**(4) “SHIELD” HAS THE MEANING STATED IN § 8–502(A) OF THIS SUBTITLE.”.**

On page 3, in line 1, strike “(I)” and substitute “(B)”; in lines 2, 5, 12, and 18, in each instance, strike “SEAL” and substitute “SHIELD”; in line 4, strike “AND NO APPEAL IS PENDING”; in line 10, strike “SUBSECTION (G)” and substitute “§ 8–401(G)”; in the same line, strike “SECTION” and substitute “TITLE”; strike beginning with “IT” in line 13 down through “SEALED” in line 15 and substitute “THERE IS GOOD CAUSE TO SHIELD THE COURT RECORDS”; in line 16, strike “THE” and substitute “SUBJECT TO SUBPARAGRAPH (III) OF THIS PARAGRAPH, THE”; in line 17, strike “UNDER THIS PARAGRAPH”; strike beginning with “SUBJECT” in line 19 down through “PARAGRAPH” in line 20 and substitute “IF A JUDGMENT FOR POSSESSION IS ENTERED IN A PROCEEDING IN WHICH THE TENANT ASSERTED A RENT ESCROW DEFENSE UNDER § 8–211 OF THIS TITLE, THE DISTRICT COURT MAY SHIELD ONLY THE COURT RECORDS RELATED TO THE JUDGMENT FOR POSSESSION.”

**(C) COURT RECORDS SHIELDED UNDER SUBSECTION (B) OF THIS SECTION”;**

in lines 21 and 22, strike “1.” and “2.”, respectively, and substitute “(1)” and “(2)”, respectively; strike beginning with “ON” in line 22 down through “NEED” in line 23 and substitute “FOR GOOD CAUSE SHOWN”; in line 24, strike “(IV)” and substitute “(D)”; in line 25, strike “SUBSECTION” and substitute “SECTION”; after line 26, insert:

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**“(E) AN ORDER TO SHIELD COURT RECORDS UNDER THIS SECTION MAY NOT AFFECT ANY ACTION IN WHICH AN APPEAL IS PENDING.”;**

strike beginning with the colon in line 27 down through “On” in line 28 and substitute “on”; in line 29, strike “Seal” and substitute “Shield”; and in line 30, strike “§ 8-401(i)” and substitute “§ 8-503”.

On pages 3 and 4, strike in their entirety the lines beginning with line 32 on page 3 through line 1 on page 4, inclusive.

**AMENDMENT NO. 4**

On page 4, after line 1, insert:

**“SECTION 3. AND BE IT FURTHER ENACTED, That § 8-503 of the Real Property Article, as enacted by Section 1 of this Act, shall be construed to apply only prospectively and may not be applied or interpreted to have any effect on or application to any action initiated under § 8-401 of the Real Property Article of the Annotated Code of Maryland before October 1, 2023.”;**

and in lines 2, 4, and 5, strike “3.”, “4.”, and “3”, respectively, and substitute “4.”, “5.”, and “4”, respectively.