

HOUSE BILL 151

N1
HB 551/22 – ENT

3lr0497

By: **Delegate Wells**

Introduced and read first time: January 16, 2023

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Residential Leases – Notification of Rent Increases**

3 FOR the purpose of requiring a landlord to notify a tenant a certain number of days before
4 increasing the tenant's rent by more than a certain percentage; and generally
5 relating to residential leases and rent increases.

6 BY adding to
7 Article – Real Property
8 Section 8–209
9 Annotated Code of Maryland
10 (2015 Replacement Volume and 2022 Supplement)

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

13 **Article – Real Property**

14 **8–209.**

15 **(A) THIS SECTION APPLIES ONLY TO A RESIDENTIAL LEASE FOR A TERM OF**
16 **AT LEAST 1 YEAR.**

17 **(B) A LANDLORD SHALL NOTIFY A TENANT IN WRITING OR THROUGH**
18 **E-MAIL AT LEAST 120 DAYS BEFORE INCREASING THE TENANT'S RENT BY MORE**
19 **THAN 4%.**

20 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
21 October 1, 2023.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

