

HOUSE BILL 1016

N1

3lr1757

By: **Delegate Henson**

Introduced and read first time: February 10, 2023

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Residential Lease – Early Termination by Tenant**

3 FOR the purpose of limiting the liability of a tenant who terminates a residential lease
4 early under certain circumstances; and generally relating to the early termination of
5 residential leases.

6 BY adding to
7 Article – Real Property
8 Section 8–220
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 **8–220.**

15 **(A) NOTWITHSTANDING ANY OTHER PROVISION OF THIS TITLE, A TENANT**
16 **SEEKING TO TERMINATE THE TENANT’S RESIDENTIAL LEASE BEFORE THE END OF**
17 **THE TERM OF THE LEASE MAY MITIGATE THE TENANT’S LIABILITY UNDER THE**
18 **LEASE IN ACCORDANCE WITH SUBSECTION (B) OF THIS SECTION WITH 60 DAYS’**
19 **WRITTEN NOTICE TO THE LANDLORD IF:**

20 **(1) THE TENANT EXPERIENCES AN INVOLUNTARY CHANGE OF**
21 **LOCATION OF EMPLOYMENT RESULTING IN A COMMUTE OF 50 OR MORE MILES AND**
22 **THE TENANT PROVIDES TO THE LANDLORD A WRITTEN STATEMENT FROM THE**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 TENANT'S EMPLOYER VERIFYING THE RELOCATION OF THE TENANT'S EMPLOYMENT
2 AND STATING THAT THE EMPLOYER WILL NOT PAY FOR THE TENANT'S RELOCATION;

3 (2) THE TENANT OR AN INDIVIDUAL WHOSE INCOME WAS USED TO
4 QUALIFY FOR THE LEASE BECOMES INVOLUNTARILY UNEMPLOYED AND THE
5 TENANT PROVIDES TO THE LANDLORD WRITTEN VERIFICATION FROM THE FORMER
6 EMPLOYER OF THE WAGE EARNER OR FROM A GOVERNMENT AGENCY PROVIDING
7 UNEMPLOYMENT BENEFITS; OR

8 (3) AN INDIVIDUAL WHOSE INCOME WAS USED TO QUALIFY FOR THE
9 LEASE DIES AND THE TENANT PROVIDES TO THE LANDLORD A CERTIFIED DEATH
10 CERTIFICATE CONFIRMING THE DEATH OF THE WAGE EARNER.

11 (B) (1) A TENANT THAT TERMINATES A LEASE UNDER SUBSECTION (A) OF
12 THIS SECTION IS LIABLE ONLY FOR THE LESSER OF:

13 (I) ACTUAL DAMAGES INCURRED BY A LANDLORD AS A RESULT
14 OF THE EARLY TERMINATION; OR

15 (II) 2 MONTHS' RENT.

16 (2) A LANDLORD MAY NOT SEEK DAMAGES AGAINST A TENANT THAT
17 TERMINATES A LEASE UNDER THIS SECTION UNTIL 60 DAYS AFTER THE TENANT
18 VACATES THE LEASED PREMISES.

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