

HB0477/703620/1

BY: Environment and Transportation Committee

AMENDMENTS TO HOUSE BILL 477

(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in the sponsor line, strike “**and**” and substitute a comma; in the same line, after “**Stewart**” insert “, **Addison, Allen, Boyce, Foley, Healey, Holmes, Lehman, J. Long, Love, Ruth, and Terrasa**”; in line 2, strike “**Just**” and substitute “**Good**”; in line 5, strike “a landlord” and substitute “certain landlords”; and in line 7, strike “just” and substitute “good”.

AMENDMENT NO. 2

On page 2, in line 27, strike “**(1)**”; and strike beginning with the first “**THE**” in line 27 down through “**HOLDOVER**” in line 29 and substitute “, **HOLDOVER**”.

On pages 2 and 3, strike in their entirety the lines beginning with line 31 on page 2 through line 24 on page 3, inclusive.

On page 3, in line 25, after “**(B)**” insert “**(1)**”; and in the same line, strike “**RESIDENTIAL LEASES**” and substitute “**A LANDLORD THAT, IN A COUNTY THAT HAS ENACTED A LOCAL LAW OR ORDINANCE UNDER SUBSECTION (C) OF THIS SECTION, OWNS SIX OR MORE RESIDENTIAL RENTAL UNITS IN THAT COUNTY, INCLUDING ANY RESIDENTIAL RENTAL UNITS THAT THE LANDLORD OWNS OR CONTROLS THROUGH ONE OR MORE LEGAL ENTITIES.**”

(2) THIS SECTION DOES NOT APPLY TO AN OWNER–OCCUPIED RENTAL UNIT”;

in line 26, strike “**A**” and substitute “**SUBJECT TO SUBPARAGRAPH (II) OF THIS PARAGRAPH, A**”; in line 29, strike “**JUST**” and substitute “**GOOD**”; in line 30, after “**(II)**”

insert “EACH OF THE FOLLOWING GROUNDS SHALL CONSTITUTE GOOD CAUSE IN A LOCAL LAW OR ORDINANCE ADOPTED UNDER THIS SECTION:

1. A TENANT COMMITTING A SUBSTANTIAL BREACH OF THE LEASE OR CAUSING SUBSTANTIAL DAMAGE TO THE LEASED PREMISES OR ANOTHER AREA OF THE PROPERTY AND, AFTER RECEIVING NOTICE TO CURE OR CORRECT THE BREACH OR PAY THE REASONABLE COST OF REPAIRING THE DAMAGE, THE TENANT FAILS TO COMPLY WITHIN 14 DAYS;

2. A TENANT ENGAGING IN ROUTINE DISORDERLY CONDUCT THAT DISTURBS THE PEACE AND QUIET OF OTHER TENANTS;

3. A TENANT ENGAGING IN ILLEGAL ACTIVITY ON THE LEASED PREMISES, ANOTHER AREA OF THE PROPERTY, OR A PUBLIC RIGHT-OF-WAY ABUTTING THE LEASED PREMISES;

4. A TENANT, WITHOUT REASONABLE CAUSE, REFUSING TO GRANT THE LANDLORD ACCESS TO THE LEASED PREMISES FOR THE PURPOSE OF MAKING REPAIRS OR IMPROVEMENTS OR INSPECTING THE LEASED PREMISES, OR AS OTHERWISE AUTHORIZED UNDER THE RESIDENTIAL LEASE OR APPLICABLE LAW;

5. A HOLDOVER TENANT FAILING TO ACCEPT A LANDLORD’S OFFER OF A NEW LEASE AGREEMENT FOR A TERM OF AT LEAST 1 MONTH BUT NOT LONGER THAN THE TERM OF THE LEASE AGREEMENT EFFECTIVE IMMEDIATELY BEFORE THE HOLDOVER TENANCY WITHIN 6 MONTHS AFTER THE LANDLORD MAKES THE OFFER OR A GREATER PERIOD OF TIME AS OTHERWISE ESTABLISHED BY LAW;

6. A TENANT REPEATEDLY COMMITTING MINOR VIOLATIONS OF THE LEASE THAT:

A. DISRUPT THE LIVABILITY OF THE LEASED PREMISES;

B. INTERFERE WITH THE MANAGEMENT OF THE PROPERTY; OR

C. HAVE AN ADVERSE FINANCIAL IMPACT ON THE PROPERTY;

7. A TENANT HABITUALLY FAILING TO PAY RENT WHEN DUE, IF THE TENANT HAS BEEN NOTIFIED BY THE LANDLORD IN WRITING THAT THE RENT IS MORE THAN 10 DAYS LATE AT LEAST FOUR TIMES IN A 12-MONTH PERIOD;

8. A LANDLORD, IN GOOD FAITH, SEEKING TO RECOVER POSSESSION OF THE LEASED PREMISES FOR USE BY THE LANDLORD OR THE LANDLORD'S SPOUSE, CHILD, PARENT, OR GRANDPARENT;

9. A LANDLORD, AFTER HAVING OBTAINED ALL NECESSARY PERMITS, SEEKING TO UNDERTAKE SUBSTANTIAL REPAIRS OR RENOVATIONS THAT CANNOT BE COMPLETED WHILE THE LEASED PREMISES ARE OCCUPIED; AND

10. A LANDLORD, IN GOOD FAITH, SEEKING TO REMOVE THE LEASED PREMISES FOR AT LEAST 1 YEAR FROM THE RENTAL MARKET.

(III) A COUNTY MAY NOT ADOPT ADDITIONAL OR ALTERNATIVE GROUNDS FOR GOOD CAUSE BY LOCAL LAW OR ORDINANCE.

(IV)”;

in line 31, strike “PROVIDE JUST” and substitute “DEMONSTRATE GOOD”; and in line 33, strike “TO”.

On page 4, in line 9, after “(D)” insert “(1)”; in line 11, strike “(1)” and substitute “(I) A LANDLORD ENFORCE SUBSTANTIAL BREACHES OF A LEASE CONSISTENTLY AMONG ALL TENANTS;”

(II)”;

in lines 12, 15, and 18, in each instance, strike “JUST” and substitute “GOOD”; in lines 14 and 17, strike “(2)” and “(3)”, respectively, and substitute “(III)” and “(IV)”, respectively; and after line 19, insert:

“(2) A LOCAL LAW OR ORDINANCE ADOPTED UNDER SUBSECTION (C) OF THIS SECTION SHALL PROHIBIT A LANDLORD FROM ASSERTING GOOD CAUSE BASED ON A SUBSTANTIAL BREACH OF A LEASE UNLESS THE LANDLORD ENFORCES SUBSTANTIAL BREACHES OF A LEASE CONSISTENTLY AMONG ALL TENANTS.”