

HB1117/183322/1

BY: Judicial Proceedings Committee

AMENDMENTS TO HOUSE BILL 1117  
(Third Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 16, strike “and a” and substitute “to a certain”; and in line 17, after “actions;” insert “authorizing a court to enter a certain judgment in favor of a landlord for attorney’s fees, costs, and expenses related to litigation under certain circumstances.”.

AMENDMENT NO. 2

On page 4, in line 27, strike “, **IN ADDITION TO ANY OTHER DEFENSE,**”.

On page 5, in line 8, strike “**SUBPARAGRAPH (II) OF THIS PARAGRAPH AND**”; strike beginning with the colon in line 10 down through “**IS**” in line 11 and substitute “**IS**”; and strike beginning with the semicolon in line 12 down through “**LEASE**” in line 14 and substitute “**IN AN AMOUNT TO BE DETERMINED BY THE COURT**”.

On page 7, in line 29, after “**TENANT**” insert “**WHO BRINGS AN ACTION**”; and after line 33, insert:

**“(P) IF A COURT FINDS THAT A COMPLAINT FILED BY A TENANT UNDER THIS SECTION IS IN BAD FAITH OR WITHOUT SUBSTANTIAL JUSTIFICATION, THE COURT MAY ENTER A JUDGMENT IN FAVOR OF THE LANDLORD FOR:**

**(1) REASONABLE ATTORNEY’S FEES AND COSTS; AND**

**(2) EXPENSES RELATED TO LITIGATION.**”.

On page 8, in line 1, strike “**(P)**” and substitute “**(Q)**”.

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On page 10, in line 12, after “TENANT” insert “WHO BRINGS AN ACTION”; and after line 16, insert:

**“(K) IF A COURT FINDS THAT AN ACTION BROUGHT BY A TENANT UNDER THIS SECTION IS IN BAD FAITH OR WITHOUT SUBSTANTIAL JUSTIFICATION, THE COURT MAY ENTER A JUDGMENT IN FAVOR OF A LANDLORD FOR:**

- (1) REASONABLE ATTORNEY’S FEES AND COSTS; AND**
- (2) EXPENSES RELATED TO LITIGATION.”**