

# HOUSE BILL 11

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(PRE-FILED)

4r1176  
CF SB 91

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By: **Delegate J. Lewis**

Requested: October 26, 2023

Introduced and read first time: January 10, 2024

Assigned to: Environment and Transportation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Workforce Development and Adult Learning – Leasing Training Program –**  
3 **Establishment**

4 FOR the purpose of establishing the Leasing Training Program in the Maryland  
5 Department of Labor to train, prepare, and connect job seekers with careers in the  
6 residential rental housing industry; requiring the Division of Workforce  
7 Development and Adult Learning to administer the Program and award grants to  
8 certain designated partnerships; establishing the Leasing Training Program Fund  
9 as a special, nonlapsing fund; requiring interest earnings of the Fund to be credited  
10 to the Fund; and generally relating to the Leasing Training Program.

11 BY adding to

12 Article – Labor and Employment

13 Section 11–1601 through 11–1606 to be under the new subtitle “Subtitle 16. Leasing  
14 Training Program”

15 Annotated Code of Maryland

16 (2016 Replacement Volume and 2023 Supplement)

17 BY repealing and reenacting, without amendments,

18 Article – State Finance and Procurement

19 Section 6–226(a)(2)(i)

20 Annotated Code of Maryland

21 (2021 Replacement Volume and 2023 Supplement)

22 BY repealing and reenacting, with amendments,

23 Article – State Finance and Procurement

24 Section 6–226(a)(2)(ii)189. and 190.

25 Annotated Code of Maryland

26 (2021 Replacement Volume and 2023 Supplement)

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 BY adding to  
2 Article – State Finance and Procurement  
3 Section 6–226(a)(2)(ii)191.  
4 Annotated Code of Maryland  
5 (2021 Replacement Volume and 2023 Supplement)

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

8 **Article – Labor and Employment**

9 **SUBTITLE 16. LEASING TRAINING PROGRAM.**

10 **11–1601.**

11 (A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS  
12 INDICATED.

13 (B) “DESIGNATED PARTNERSHIP” MEANS A PARTNERSHIP BETWEEN  
14 ORGANIZATIONS, INCLUDING EMPLOYERS, TRADE ASSOCIATIONS, LOCAL BOARDS,  
15 NONPROFIT ORGANIZATIONS, AND OTHER RELEVANT ORGANIZATIONS, THAT TRAIN  
16 AND CONNECT JOB SEEKERS WITH CAREERS AS LEASING PROFESSIONALS IN THE  
17 RESIDENTIAL RENTAL HOUSING INDUSTRY IN THE STATE.

18 (C) “DIVISION” MEANS THE DIVISION OF WORKFORCE DEVELOPMENT AND  
19 ADULT LEARNING.

20 (D) “FUND” MEANS THE LEASING TRAINING PROGRAM FUND.

21 (E) “PROGRAM” MEANS THE LEASING TRAINING PROGRAM.

22 **11–1602.**

23 (A) THERE IS A LEASING TRAINING PROGRAM IN THE DEPARTMENT.

24 (B) THE DIVISION SHALL ADMINISTER THE PROGRAM.

25 (C) THE DIVISION MAY ADOPT REGULATIONS TO CARRY OUT THE  
26 PROGRAM.

27 **11–1603.**

1           **THE PURPOSE OF THE PROGRAM IS TO TRAIN, PREPARE, AND CONNECT JOB**  
2 **SEEKERS WITH CAREERS IN THE RESIDENTIAL RENTAL HOUSING INDUSTRY IN THE**  
3 **STATE.**

4 **11-1604.**

5           **(A) SUBJECT TO THE LIMITATIONS OF THE STATE BUDGET, THE DIVISION**  
6 **SHALL AWARD GRANTS ON A COMPETITIVE BASIS TO ELIGIBLE DESIGNATED**  
7 **PARTNERSHIPS THAT:**

8                   **(1) TRAIN AND CONNECT JOB SEEKERS WITH CAREERS AS LEASING**  
9 **PROFESSIONALS IN THE RESIDENTIAL RENTAL HOUSING INDUSTRY IN THE STATE;**  
10 **AND**

11                   **(2) HAVE EXPERIENCE TRAINING AND CONNECTING JOB SEEKERS**  
12 **WITH CAREERS AS LEASING PROFESSIONALS WITH LANDLORDS THAT:**

13                           **(I) MANAGE MORE THAN 100 RESIDENTIAL RENTAL UNITS IN**  
14 **THE STATE; AND**

15                           **(II) MANAGE RESIDENTIAL RENTAL UNITS IN MULTIPLE**  
16 **COUNTIES.**

17           **(B) (1) THE DIVISION ANNUALLY SHALL AWARD \$250,000 IN GRANTS TO**  
18 **ELIGIBLE DESIGNATED PARTNERSHIPS.**

19                   **(2) THE DIVISION MAY AWARD A GRANT OF UP TO \$250,000 EACH**  
20 **YEAR TO A SINGLE ELIGIBLE DESIGNATED PARTNERSHIP.**

21 **11-1605.**

22           **(A) THERE IS A LEASING TRAINING PROGRAM FUND.**

23           **(B) THE PURPOSE OF THE FUND IS TO PROVIDE FUNDING FOR THE**  
24 **PROGRAM.**

25           **(C) THE DEPARTMENT SHALL ADMINISTER THE FUND.**

26           **(D) (1) THE FUND IS A SPECIAL, NONLAPSING FUND THAT IS NOT**  
27 **SUBJECT TO § 7-302 OF THE STATE FINANCE AND PROCUREMENT ARTICLE.**

28                   **(2) THE STATE TREASURER SHALL HOLD THE FUND SEPARATELY,**  
29 **AND THE COMPTROLLER SHALL ACCOUNT FOR THE FUND.**

1 (E) THE FUND CONSISTS OF:

2 (1) MONEY APPROPRIATED IN THE STATE BUDGET TO THE FUND;

3 (2) INTEREST EARNINGS; AND

4 (3) FUNDS FROM ANY OTHER SOURCE ACCEPTED FOR THE BENEFIT  
5 OF THE FUND.

6 (F) THE FUND MAY BE USED ONLY TO SUPPORT THE PURPOSES OF THE  
7 PROGRAM.

8 (G) (1) THE STATE TREASURER SHALL INVEST MONEY IN THE FUND IN  
9 THE SAME MANNER AS OTHER STATE MONEY MAY BE INVESTED.

10 (2) ANY INVESTMENT EARNINGS OF THE FUND SHALL BE PAID INTO  
11 THE FUND.

12 (H) EXPENDITURES FROM THE FUND MAY BE MADE ONLY IN ACCORDANCE  
13 WITH THE STATE BUDGET.

14 (I) FOR EACH OF FISCAL YEARS 2026, 2027, AND 2028, THE GOVERNOR  
15 SHALL INCLUDE IN THE ANNUAL BUDGET BILL AN APPROPRIATION TO THE FUND OF  
16 \$250,000 TO SUPPORT THE PROGRAM.

17 11-1606.

18 ON OR BEFORE JANUARY 1 EACH YEAR, BEGINNING IN 2026, THE DIVISION  
19 SHALL REPORT TO THE GOVERNOR AND, IN ACCORDANCE WITH § 2-1257 OF THE  
20 STATE GOVERNMENT ARTICLE, THE GENERAL ASSEMBLY ON THE NUMBER OF JOB  
21 SEEKERS THAT:

22 (1) RECEIVED TRAINING UNDER THE PROGRAM;

23 (2) COMPLETED THE TRAINING OFFERED THROUGH THE PROGRAM;  
24 AND

25 (3) RECEIVED EMPLOYMENT OFFERS AS A RESULT OF PARTICIPATING  
26 IN THE PROGRAM.

27 Article – State Finance and Procurement

28 6-226.

1 (a) (2) (i) Notwithstanding any other provision of law, and unless  
2 inconsistent with a federal law, grant agreement, or other federal requirement or with the  
3 terms of a gift or settlement agreement, net interest on all State money allocated by the  
4 State Treasurer under this section to special funds or accounts, and otherwise entitled to  
5 receive interest earnings, as accounted for by the Comptroller, shall accrue to the General  
6 Fund of the State.

7 (ii) The provisions of subparagraph (i) of this paragraph do not apply  
8 to the following funds:

9 189. the Teacher Retention and Development Fund; [and]

10 190. the Protecting Against Hate Crimes Grant Fund; AND

11 **191. THE LEASING TRAINING PROGRAM FUND.**

12 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
13 October 1, 2024.