HOUSE BILL 970

N14lr2469 By: Delegate Wells Introduced and read first time: February 2, 2024 Assigned to: Environment and Transportation Committee Report: Favorable with amendments House action: Adopted Read second time: March 8, 2024 CHAPTER AN ACT concerning Real Property - Residential Leases - Rent Increase Prohibition FOR the purpose of prohibiting a landlord from increasing a tenant's rent during a certain lease term if the landlord violates certain notification requirements or retaliating against a tenant because of the prohibition against raising rent under this Act; and generally relating to a rent increase prohibition for residential leases. BY repealing and reenacting, with amendments, Article – Real Property Section 8–209 Annotated Code of Maryland (2023 Replacement Volume) SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows: Article - Real Property 8-209.This section applies only to a residential lease. (a) (1) (2)This section does not apply to a landlord who has provided written notice of the intent to terminate a tenancy in accordance with § 8–402(c)(2) of this [article] TITLE.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

<u>Underlining</u> indicates amendments to bill.

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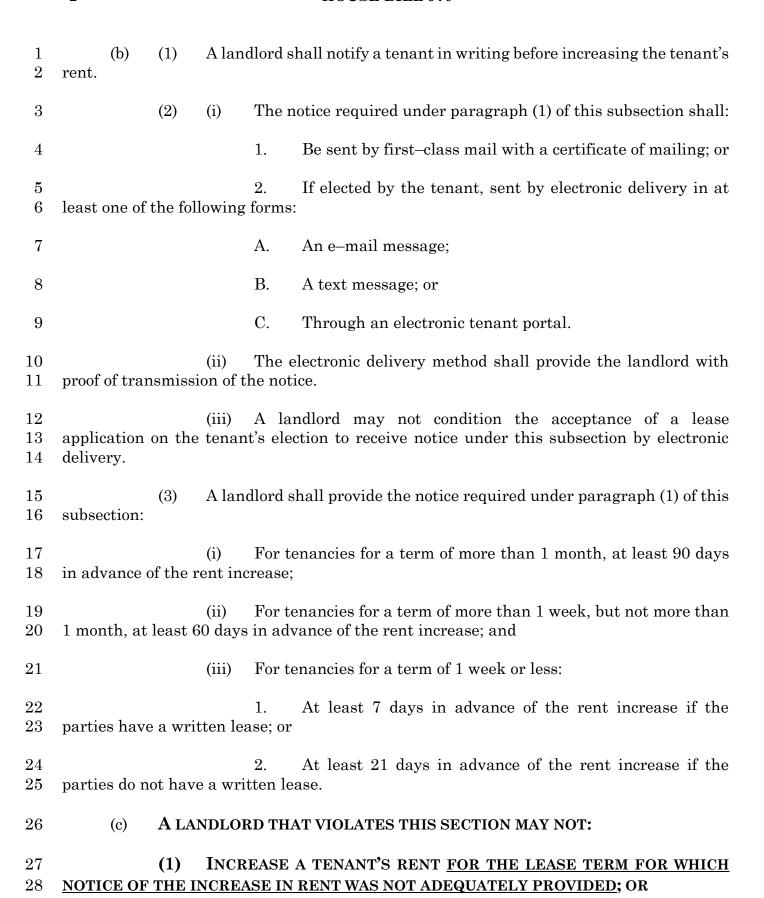
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Strike out indicates matter stricken from the bill by amendment or deleted from the law by amendment.



2	(2) TAKE ANY RETALIATORY ACTION AGAINST A TENANT, INCLUDING REFUSING TO RENEW A LEASE, BECAUSE OF THE PROHIBITION AGAINST AN INCREASE IN RENT IN ITEM (1) OF THIS SUBSECTION.
,	(D) This section does not affect or supersede any local law or ordinance that requires additional notice or provides additional tenant protections.
,	SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2024.
	Approved:
	Governor.
	Speaker of the House of Delegates.
	President of the Senate.