

HB0273/663027/1

BY: Delegate Adams

AMENDMENTS TO HOUSE BILL 273
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 2, strike “– **Calculation**”; in line 3, after “of” insert “requiring a calculation of damages for a landlord resulting from an action for the nonpayment or late payment of rent to include late payment penalties provided for in a residential lease;”; and after line 7, insert:

“BY adding to

Article - Courts and Judicial Proceedings

Section 11-113

Annotated Code of Maryland

(2020 Replacement Volume and 2024 Supplement)”.

AMENDMENT NO. 2

On page 1, after line 19, insert:

“Article – Courts and Judicial Proceedings

11-113.

(A) THIS SECTION APPLIES ONLY TO RESIDENTIAL LEASES.

(B) UNLESS A LATE PAYMENT PENALTY IS UNENFORCEABLE UNDER § 8-208 OF THE REAL PROPERTY ARTICLE, A CALCULATION OF DAMAGES FOR A LANDLORD RESULTING FROM AN ACTION FOR THE NONPAYMENT OR LATE PAYMENT OF RENT BY A TENANT SHALL INCLUDE A LATE PAYMENT PENALTY

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**PROVIDED FOR IN THE LEASE AGREEMENT BETWEEN THE LANDLORD AND
TENANT.**