

**SB0589/163320/1**

BY: Finance Committee

AMENDMENTS TO SENATE BILL 589  
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, strike in their entirety lines 2 and 3; after line 3, insert:

**“Business Regulation – Collection Agencies and Property Managers”**;

strike beginning with “exempting” in line 4 down through “Board” in line 7 and substitute “prohibiting enforcement of certain provisions of law regulating collection agencies against property managers pending the resolution of a certain judicial case; and generally relating to property managers and debt collection”;

and strike in their entirety lines 8 through 17, inclusive.

AMENDMENT NO. 2

On page 1, in line 19, strike “the Laws of Maryland read as follows”; and after line 19, insert:

“(a) In this section, “property manager” means a person responsible for the management and maintenance of real property, including:

- (1) finding tenants;
- (2) collecting rent, utilities, and fees;
- (3) paying expenses and applicable taxes;
- (4) maintaining utilities and systems; and

(5)     taking any necessary actions to manage and operate real property.

(b)     Title 7 of the Business Regulation Article may not be enforced against a property manager until the resolution of case number C-15-CV-25-000340, Christine Smith v. Bozzuto Management Company, including any appellate action.”.

On pages 1 through 3, strike in their entirety the lines beginning with line 20 on page 1 through line 21 on page 3, inclusive.