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§8–209.

(a) (1) This section applies only to a residential lease.

(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.

(b) (1) A landlord shall notify a tenant in writing before increasing the tenant's rent.

(2) (i) The notice required under paragraph (1) of this subsection shall:

1. Be sent by first–class mail with a certificate of mailing; or

2. If elected by the tenant, sent by electronic delivery in at least one of the following forms:

A. An e–mail message;

B. A text message; or

C. Through an electronic tenant portal.

(ii) The electronic delivery method shall provide the landlord with proof of transmission of the notice.

(iii) A landlord may not condition the acceptance of a lease application on the tenant's election to receive notice under this subsection by electronic delivery.

(3) A landlord shall provide the notice required under paragraph (1) of this subsection:

(i) For tenancies for a term of more than 1 month, at least 90 days in advance of the rent increase;

(ii) For tenancies for a term of more than 1 week, but not more than 1 month, at least 60 days in advance of the rent increase; and

(iii) For tenancies for a term of 1 week or less:

1. At least 7 days in advance of the rent increase if the parties have a written lease; or

2. At least 21 days in advance of the rent increase if the parties do not have a written lease.

(c) This section does not affect or supersede any local law or ordinance that requires additional notice or provides additional tenant protections.

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