

Article - Real Property

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§8-5A-01.

- (a) In this subtitle the following words have the meanings indicated.
- (b) “Abuse” has the meaning stated in § 4-501(b) of the Family Law Article.
- (c) “Legal occupant” means an occupant who resides on the premises with the actual knowledge and permission of the landlord.
- (d) “Offender” means a person who commits an act of abuse.
- (e) “Peace order” means an enforceable final peace order.
- (f) “Protective order” means an enforceable final protective order.
- (g) “Qualified third party” means:
 - (1) A physician who is authorized to practice medicine under the Health Occupations Article;
 - (2) A psychologist who is authorized to practice psychology under the Health Occupations Article;
 - (3) A social worker or caseworker of any public or private health or social services agency or provider; or
 - (4) An advocate from a domestic violence or sexual assault prevention or assistance program.
- (h) “Report by a qualified third party” means a report based on information received by a qualified third party while acting in a professional capacity that:
 - (1) Indicates that the tenant or a legal occupant is seeking assistance as a result of an act of abuse;
 - (2) Includes the following elements:
 - (i) The name of the tenant or legal occupant;

- abuse;
- (ii) A statement that the tenant or legal occupant is a victim of
- incident;
- (iii) The date, time, location, and a brief description of the
- if known;
- (iv) The name and physical description of the alleged offender,
- third party;
- (v) The name and address of the employer of the qualified
- (vi) The licensing entity and license number of the qualified third party, if the qualified third party is required to be licensed; and
- (vii) The signature of the qualified third party, under seal of a notary public; and
- (3) Is signed and acknowledged by the tenant or legal occupant under penalty of perjury.

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