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Business Regulation Subcommittee

House Chair, Veterans Caucus
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THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

Testimony for HB1102
Judiciary Committee

Good afternoon Mr. Chairman, Madame. Vice – Chair, and esteemed members of the committee.

I am Delegate C.T Wilson and it's a privilege to be here to present:

**House Bill 1102 entitled Commercial Tenants – Personal Liability Clauses – Enforceability
and Landlord Relief**

Bill Overview:

Providing that a certain personal liability clause in a commercial lease or associated document is unenforceable if, as a result of certain proclamations relating to the outbreak of COVID – 19, a commercial tenant was required to cease certain operations or close to the public and the commercial tenant's default occurred between March 23, 2020 and September 30, 2020, inclusive; requiring a certain property tax refund for a certain taxable year; etc.

Bill Outline:

1. A personal liability clause shall be unenforceable if the issuance of the Governor on March 5, 2020, of the proclamation declaring a state of emergency and the existence of a catastrophic health emergency or any other proclamation issued under Title 14 of the Public Safety Article relating to the outbreak of COVID – 19.
2. A commercial landlord may not attempt to enforce a personal liability clause that the commercial landlord knows or reasonably should know is unenforceable under this section.
3. The Mayor and City Council of Baltimore City and the governing body of each county shall grant, by law, a refund to commercial landlords for. Any county property taxes paid in the taxable year beginning after June 30, 2020, but before July 1, 2021.
4. To be eligible for the tax refund, a commercial landlord may enforce or attempt to enforce a personal liability clause.

Conclusion: In conclusion, this bill aims to provide certain personal liability clauses while prohibiting a commercial landlord from attempting to enforce a personal clause that should

reasonably know it is unenforceable under this Act. This requires each county to grant property tax refunds from the certain taxable year providing eligibility under certain circumstances and abiding certain provisions in order to carry out the requirement.

Thank you for your time and I request a favorable report for **HB 1102**. I am open to any questions or concerns that you may have regarding this bill.