



House Bill 823 – Fire Protection and Prevention – Residential Rental Property – Requirements (Melanie Nicholle Diaz Fire Safety Act)

Position: Favorable with Amendments

Maryland REALTORS® recommend support for HB 823 with two changes.

HB 823 seeks to impose new requirements on high rise residential buildings that were not required to have a fire sprinkler system installed when constructed. The bill requires notification of the absence of fire sprinklers in the building and lease agreements. The bill also requires high-rise buildings to be equipped with emergency escape lighting for egress, and gives local government authority to pass property tax credits to assist buildings seeking to install additional fire protection measures.

The REALTORS® recommend two changes to the bill. First, the building should not be required to give tenants notice of fire safety and building evacuation every six months but only at the commencement of occupancy. Secondly, the bill should not eliminate the right of the building owner to seek reimbursement for deaf signaling equipment in the building.

With these two changes, the REALTORS® recommend a favorable report.

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AMENDMENT

On page 3, beginning on line 4, strike the “:” and lines 5 through 6.

On page 3, in line 18, strike “NOT”

On page 5, in line 9 strike the “:”

On page 5, line 10, strike “(I)”

On page 5, beginning on line 10 strike “:” through “MONTHS” in line 12.