

Chapter 502.

AN ACT to add additional sections to article fifty-three of the Code of Public General Laws, entitled "Landlord and Tenant," (to follow section twenty-two, added by act eighteen hundred and thirty-eight, chapter two hundred and ninety-two,) regulating actions for recovery of rents and securing renewals.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That the following sections be added to article fifty-three of the Code of Public General Laws of the State of Maryland, entitled "Landlord and Tenant," to follow section twenty-two, added to said article by the acts of the General Assembly of Maryland, passed at its January session, eighteen hundred and sixty-eight, chapter two hundred ninety-two.

Sections added.

Actions of debt,
&c.When com-
menced.Recover back
rent.Rent extin-
guished.

SEC. 23. All actions, whether of debt, ejectment or of any other description whatsoever, hereafter brought to recover rent in arrear reserved under any form of lease, whether for ninety-nine years, renewable forever, or for a greater or lesser period, and all dis-traits hereafter issued to recover such rent shall be commenced, sued or issued within three years from the time the rent in arrears shall or may have accrued.

SEC. 24. Whenever the lessee named in a lease or the assignee of a lease shall or may hereafter apply to his landlord for a renewal of the lease under covenant contained in it giving him the right to demand and have such renewal, the landlord shall, in case the tenant cannot produce vouchers or satisfactory evidence showing the payment of the rent accrued for three years next preceding his demand and application, be entitled to demand and recover three years' back rent, and no more, (in addition to any renewal fine that may be provided for in the lease,) before executing or causing to be executed such renewed lease, and the tenant may plead this act in bar of the recovery of any larger or greater amount of rent.

SEC. 25. Whenever there has been no demand or payment for more than twenty consecutive years of any specific rent reserved out of a particular lot, or any part of a particular lot, under any form of lease,