

(19) Section 10-402 shall apply to options recorded before or after the effective date.

(20) Section 14-103 shall apply to all sales therein mentioned which occur on or after the effective date.

(21) Section 14-111 shall apply to all proceedings commenced on or after the effective date.

SEC. 3. AND BE IT FURTHER ENACTED, That Sections 11 and 12 of Chapter 649 of the 1971 Laws of Maryland be and they are hereby repealed and re-enacted, with amendments, to read as follows:

11. And be it further enacted, That **THE PROVISIONS OF** this Act shall not be deemed impliedly or expressly to repeal all or any part of any statute contained in the Annotated Code of Maryland ON JULY 1, 1971, EXCEPT AS PROVIDED IN SECTION 12 HEREOF.

12. And be it further enacted, That if any provision of public general or public local law or of county or municipal corporation charter, ordinance or resolution or of any other law whatsoever is interpreted as having granted ANY county, municipal corporation or other subdivision the authority to enact legislation on the subjects covered by this Act, such provision is hereby repealed to the extent of such grant of authority from and after July 1, 1971 and no county, municipal corporation or other subdivision shall thereafter have the power to enact legislation on such subjects.

SEC. 4. AND BE IT FURTHER ENACTED, That new Section 8-213 be and it is hereby added to Article 21 of said Code (1972 Interim Supplement), "Real Property," title "Landlord and Tenant," subtitle "Miscellaneous Rules," to follow immediately after Section 8-212 thereof, and to read as follows:

8-213.

(A) A SECURITY DEPOSIT IS ANY PAYMENT OF MONEY, INCLUDING THE PAYMENT OF THE LAST MONTH'S RENT IN ADVANCE OF THE TIME IT IS DUE, GIVEN TO A LANDLORD BY A TENANT IN ORDER TO PROTECT THE LANDLORD AGAINST NONPAYMENT OF RENT OR DAMAGE TO THE LEASED PREMISES.

(B) A LANDLORD SHALL NOT IMPOSE A SECURITY DEPOSIT IN EXCESS OF THE EQUIVALENT OF TWO MONTHS' RENT, OR \$50.00, WHICHEVER IS GREATER, PER DWELLING UNIT, REGARDLESS OF THE NUMBER OF TENANTS.

(I) IF A LANDLORD CHARGES MORE THAN THE EQUIVALENT OF TWO MONTHS' RENT, OR \$50.00, WHICHEVER IS GREATER, PER DWELLING UNIT AS A SECURITY DEPOSIT, THE TENANT HAS THE RIGHT TO RECOVER UP TO THREEFOLD THE EXTRA AMOUNT SO CHARGED, PLUS REASONABLE ATTORNEY'S FEES.

(II) AN ACTION UNDER THIS SECTION MAY BE BROUGHT AT ANY TIME DURING THE TENANCY, OR WITHIN TWO YEARS AFTER ITS TERMINATION.

(III) THIS SECTION SHALL ONLY APPLY TO THOSE LEASES ENTERED INTO, RENEGOTIATED, OR RENEWED AFTER JULY 1, 1972.