

MONTGOMERY COUNTY

OBLIGATIONS OF THE PARTIES AND BENEFICIARIES OF ANY RENTAL AGREEMENT, CONCERNING ANY MULTI-FAMILY STRUCTURE CONTAINING TWO OR MORE RENTAL DWELLING UNITS WITHIN THIS COUNTY WHEREVER EXECUTED. ANY RENTAL AGREEMENT, WHETHER WRITTEN OR ORAL, SHALL BE UNENFORCEABLE HEREUNDER INsofar AS THE AGREEMENT OR ANY PROVISION THEREOF CONFLICTS WITH ANY PROVISION OF THIS CHAPTER AS SPECIFIED IN SECTION 93A-27 OF THIS CHAPTER. SUCH UNENFORCEABILITY SHALL NOT AFFECT OTHER PROVISIONS OF THE AGREEMENT WHICH CAN BE GIVEN EFFECT WITHOUT SUCH UNENFORCEABLE PROVISIONS.

93A-4. DEFINITIONS.

FOR THE PURPOSES OF THIS CHAPTER, THE FOLLOWING WORDS AND PHRASES SHALL HAVE THE MEANINGS RESPECTIVELY ASCRIBED TO THEM BY THIS SECTION:

(A) "AFFECTED TENANT" SHALL MEAN ANY TENANT WHOSE HEALTH, SAFETY OR WELFARE IS, OR REASONABLY MAY BE, IMPAIRED BY A DEFECTIVE TENANCY.

(B) "BONA FIDE COMPLAINT, RESPONSE OR EFFORT" SHALL MEAN A COMPLAINT OR RESPONSE OR EFFORT MADE IN GOOD FAITH AS DETERMINED BY THE EXECUTIVE DIRECTOR.

(C) "COMMISSION" SHALL MEAN THE MONTGOMERY COUNTY COMMISSION ON LANDLORD-TENANT AFFAIRS.

(D) "COUNTY LAWS" UNLESS OTHERWISE INDICATED SHALL INCLUDE CHAPTER 77, TITLE "ANTI-DISCRIMINATION," CHAPTER 79, TITLE "BUILDING CODE," CHAPTER 86, TITLE "FIRE PREVENTION CODE," CHAPTER 91, TITLE "HOUSING STANDARDS" AND CHAPTER 111, TITLE "ZONING," MONTGOMERY COUNTY CODE AS NOW OR HEREAFTER AMENDED, AND ALL OTHER HOUSING RELATED LAWS, ORDINANCES AND RESOLUTIONS AS NOW OR HEREAFTER ENACTED.

(E) "DEFECTIVE TENANCY" SHALL MEAN ANY CONDITION IN A RENTAL FACILITY WHICH CONSTITUTES A VIOLATION OF THE TERMS OF THE LEASE OR ANY PROVISION OF THIS CHAPTER OR CONSTITUTES A VIOLATION OF ANY LAW, REGULATION OR CODE.

(F) "DWELLING UNIT" SHALL MEAN THAT PORTION OF A MULTI-FAMILY BUILDING, STRUCTURE OR FACILITY OF TWO OR MORE UNITS WHICH IS DESIGNATED, INTENDED OR ARRANGED FOR USE OR OCCUPANCY AS A RESIDENCE BY ONE OR MORE PERSONS.