

MONTGOMERY COUNTY

MARYLAND.

(V) CONTAIN A PROVISION PERMITTING THE LEASE TO BE TERMINATED UPON THIRTY (30) DAYS' WRITTEN NOTICE TO THE LANDLORD DUE TO AN INVOLUNTARY CHANGE OF EMPLOYMENT FROM THE WASHINGTON METROPOLITAN AREA OR FOR OTHER REASONABLE CAUSE BEYOND THE TENANT'S CONTROL. THE LEASE MAY PROVIDE THAT IN THE EVENT OF TERMINATION FOR SUCH CAUSE, THE TENANT SHALL BE LIABLE FOR A REASONABLE TERMINATION CHARGE NOT TO EXCEED TWO MONTHS' RENT.

93A-27. LEASES, GENERALLY.

(A) A COPY OF ANY TYPE OF LEASE USED BY ANY LANDLORD SHALL BE FILED WITH THE EXECUTIVE DIRECTOR.

(B) AFTER THE EFFECTIVE DATE OF THIS CHAPTER, ALL LANDLORDS SHALL GIVE ALL PROSPECTIVE TENANTS A COPY OF THEIR PROPOSED LEASE. PROSPECTIVE TENANTS SHALL HAVE THE RIGHT TO EXAMINE THE PROPOSED LEASE ON THE PREMISES OF THEIR CHOOSING.

(C) PURSUANT TO SECTION 93A-26(B) OF THIS CHAPTER, ALL LANDLORDS SHALL OFFER LEASES FOR AN INITIAL PERIOD OF TWO (2) YEARS. PROSPECTIVE TENANTS SHALL HAVE THE OPTION TO ACCEPT THE LEASE FOR THIS TWO (2) YEAR TERM OR TO NEGOTIATE WITH, AND ACCEPT FROM, THE LANDLORD A DIFFERENT TERM MUTUALLY AGREEABLE TO THE LANDLORD AND THE TENANT.

(D) FOR THE PURPOSES OF TRANSITION, ALL LEASES EXISTING AS OF THE EFFECTIVE DATE OF THIS CHAPTER SHALL REMAIN IN EFFECT UNTIL THEIR EXPIRATION, EXCEPT THAT WHERE PROVISIONS OF SUCH A LEASE CONFLICT WITH OR ARE NOT IN CONFORMITY WITH SUBSECTIONS (C), (D), (E), (G), (H), (I), (J), (K), (L), (N), (O), (Q), (R), (S), (U) AND (V) OF SECTION 93A-26 OF THIS CHAPTER, THOSE CONFLICTING OR NONCONFORMING PROVISIONS SHALL BE OF NO FORCE OR EFFECT.

(E) NO LEASE ENTERED INTO AFTER THE EFFECTIVE DATE OF THIS CHAPTER SHALL BE EFFECTIVE TO THE EXTENT THAT IT CONTRADICTS THE PROVISIONS OF THIS CHAPTER AND NO PROVISION OF ANY SUCH LEASE SHALL BE APPLIED IN CONTRADICTION TO THIS CHAPTER.

93A-28. RETALIATORY EVICTION, UNLAWFUL.

IN ADDITION TO THE PROVISIONS OF SECTIONS 93A-26