

FOR the purpose of prohibiting certain types of provisions in residential leases, such as waiver of rights by the tenant, waiver of a jury trial by the tenant, notice to quit, possession of the leased premises, confessed judgment clauses, [[assessment of attorneys' fees,]] penalties for late payments and relating generally [[thereto]] to landlord and tenant rights, duties and liabilities, and eliminating the Montgomery County exception from certain laws relating to landlord and tenant contracts.

BY adding to

Article - Real Property
Section 8-208
Annotated Code of Maryland
(As enacted by Chapter 12 (Senate Bill 200) of the 1974 Regular Session of the General Assembly)

BY repealing and re-enacting, with amendments

Article - Real Property
Section 8-402 (b) (4)
Annotated Code of Maryland
(As enacted by Chapter 12 (Senate Bill 200) of the 1974 Regular Session of the General Assembly)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That new Section 8-208 be and it is hereby added to Article - Real Property of the Annotated Code of Maryland (As enacted by Chapter 12 (Senate Bill 200) of the 1974 Regular Session of the General Assembly) to read as follows:

Article - Real Property

8-208.

(A) PROHIBITED PROVISIONS.

NO LEASE SHALL CONTAIN ANY OF THE FOLLOWING PROVISIONS:

(1) A PROVISION WHEREBY THE TENANT AUTHORIZES ANY PERSON TO CONFESS JUDGMENT ON A CLAIM ARISING OUT OF THE LEASE.

(2) A PROVISION WHEREBY THE TENANT AGREES TO WAIVE OR TO FOREGO ANY RIGHT OR REMEDY PROVIDED BY APPLICABLE LAW.

[[(3) A PROVISION WHEREBY THE TENANT AGREES TO PAY LANDLORD'S ATTORNEY'S FEES.]]