

AFFORDED BY ANY PUBLIC LOCAL LAW ENACTED BY THE GENERAL ASSEMBLY OR ANY ORDINANCE OR LOCAL LAW ENACTED BY ANY MUNICIPALITY OR POLITICAL SUBDIVISION OF THIS STATE; PROVIDED, HOWEVER, THAT NO SUCH LAW CAN DIMINISH OR LIMIT ANY RIGHT OR REMEDY GRANTED UNDER THE PROVISIONS OF THIS SECTION.

(C) PENALTIES FOR A VIOLATION OF THIS SECTION.

(1) ANY LEASE PROVISION WHICH IS PROHIBITED BY TERMS OF THIS SECTION SHALL BE UNENFORCEABLE BY THE LANDLORD.

(2) IF THE LANDLORD INCLUDES IN ANY LEASE A PROVISION PROHIBITED BY THIS SECTION, OR MADE UNENFORCEABLE BY SECTION 8-211 OR 8-213, AT ANY TIME SUBSEQUENT TO [[NINETY (90) DAYS AFTER THE EFFECTIVE DATE HEREOF]] JULY 1, 1975, AND TENDERS A LEASE CONTAINING SUCH A PROVISION, OR ATTEMPTS TO ENFORCE, AND/OR MAKES KNOWN TO THE TENANT AN INTENT TO ENFORCE ANY SUCH PROVISION, THE TENANT MAY RECOVER[[,IN ADDITION TO]] ANY ACTUAL DAMAGES INCURRED AS A REASON THEREOF, INCLUDING REASONABLE ATTORNEY'S FEES[, AN AMOUNT UP TO \$500]].

(D) SEVERABILITY

IF ANY WORD, PHRASE, CLAUSE, SENTENCE, OR ANY PART OR PARTS OF THIS SECTION SHALL BE HELD UNCONSTITUTIONAL BY ANY COURT OF COMPETENT JURISDICTION SUCH UNCONSTITUTIONALITY SHALL NOT AFFECT THE VALIDITY OF THE REMAINING PARTS OF THIS SECTION.

SECTION 2. AND BE IT FURTHER ENACTED, That Section 8-402(b) (4) of 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(As enacted by Chapter 12 (Senate Bill 200) of the 1974 Regular Session of the General Assembly) be and it is hereby repealed and re-enacted, with amendments, to read as follows:

Article - Real Property

8-402

(b) (4) The provisions of Section 8-402(b) shall apply to all cases of tenancies from year to year, tenancies of the month and by the week. In case of tenancies from year to year (including tobacco farm tenancies), notice in writing shall be given three months before the expiration of the current year of the tenancy, except that in case of all other farm tenancies, the notice shall be given six months before the expiration of the current year of the tenancy; and in monthly or weekly tenancies, a notice in writing of one month or one week,