

to be present when the landlord or his agent inspects the premises at the end of the tenancy within a certain time, to determine if any damage was done by the tenant to the premises, for purposes of deducting any damages from the tenant's security deposit, and providing that the landlord must inform the tenant that he has a right to be present, and providing that the inspection must be [[written]] conducted within a certain time and that the landlord must notify the tenant of the time and date of the inspection of the premises, and providing a penalty for noncompliance by the landlord.

BY repealing and re-enacting, with amendments,

Article - Real Property

Section 8-204(g)

Annotated Code of Maryland

(As enacted by Chapter 12 (S.B. 200) of the Acts of the 1974 Regular Session of the General Assembly)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That Section 8-204(g) of Article - Real Property of the Annotated Code of Maryland (As enacted by Chapter 12 (S.B. 200) of the Acts of the 1974 Regular Session of the General Assembly) be and it is hereby repealed and re-enacted, with amendments, to read as follows: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

8-204.

(g) (i) The security deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of lease or for damage to the leased premises by the tenant, his family, agents, employees, or social guests in excess of ordinary wear and tear. THE TENANT HAS THE RIGHT TO BE PRESENT WHEN THE LANDLORD OR HIS AGENT INSPECTS THE PREMISES IN ORDER TO DETERMINE IF ANY DAMAGE WAS DONE TO THE PREMISES[. THE LANDLORD SHALL NOTIFY THE TENANT, AT THE END OF THE TENANCY, THAT HE HAS A RIGHT TO BE PRESENT, AND THE LANDLORD SHALL NOTIFY THE TENANT OF THE TIME AND DATE WHEN THE PREMISES WILL BE INSPECTED. THE INSPECTION SHALL TAKE PLACE NO LATER THAN 30 DAYS AFTER THE TERMINATION OF THE TENANCY. ]], IF THE TENANT NOTIFIES THE LANDLORD BY CERTIFIED MAIL OF HIS INTENTION TO MOVE, THE DATE OF MOVING, AND HIS NEW ADDRESS. THE NOTICE TO BE FURNISHED BY THE TENANT TO THE LANDLORD SHALL BE MAILED AT LEAST 15 DAYS PRIOR TO THE DATE OF MOVING. UPON RECEIPT OF THE NOTICE, THE LANDLORD SHALL NOTIFY THE TENANT BY CERTIFIED MAIL OF THE TIME AND DATE WHEN THE PREMISES ARE TO BE INSPECTED. THE DATE OF