

law or ordinance supercedes this Act; and generally relating to landlord-tenant relationships and a system of rent escrow.

BY adding to

Article - Real Property
Section 8-211
Annotated Code of Maryland
(1974 Volume and 1974 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That new Section 8-211 be and it is hereby added to Article - Real Property, of the Annotated Code of Maryland (1974 Volume and 1974 Supplement) to read as follows:

Article - Real Property

8-211.

(A) THE PURPOSE OF THIS SECTION IS TO PROVIDE TENANTS WITH A MECHANISM FOR ENCOURAGING THE REPAIR OF SERIOUS AND DANGEROUS DEFECTS WHICH EXIST WITHIN OR AS PART OF ANY RESIDENTIAL DWELLING UNIT, OR UPON THE PROPERTY USED IN COMMON OF WHICH THE DWELLING UNIT FORMS A PART. THE DEFECTS SOUGHT TO BE REACHED BY THIS SECTION ARE THOSE WHICH PRESENT A SUBSTANTIAL AND SERIOUS THREAT OF DANGER TO THE LIFE, HEALTH AND SAFETY OF THE OCCUPANTS OF THE DWELLING UNIT, AND NOT THOSE WHICH MERELY IMPAIR THE AESTHETIC VALUE OF THE PREMISES, OR WHICH ARE, IN THOSE LOCATIONS GOVERNED BY SUCH CODES, HOUSING CODE VIOLATIONS OF A NON-DANGEROUS NATURE. THE INTENT OF THIS SECTION IS NOT TO PROVIDE A REMEDY FOR DANGEROUS CONDITIONS IN THE COMMUNITY AT LARGE WHICH EXISTS APART FROM THE LEASED PREMISES OR THE PROPERTY IN COMMON OF WHICH THE LEASED PREMISES FORMS A PART.

(B) IT IS THE PUBLIC POLICY OF MARYLAND THAT MEANINGFUL SANCTIONS BE IMPOSED UPON THOSE WHO ALLOW DANGEROUS CONDITIONS AND DEFECTS TO EXIST IN LEASED PREMISES, AND THAT AN EFFECTIVE MECHANISM BE ESTABLISHED FOR REPAIRING THESE CONDITIONS AND HALTING THEIR CREATION.

(C) THIS SECTION APPLIES TO RESIDENTIAL DWELLING UNITS LEASED FOR THE PURPOSE OF HUMAN ~~[[HABITATAION]]~~ HABITATION WITHIN THE STATE OF MARYLAND. THIS SECTION DOES NOT APPLY TO FARM TENANCIES.

(D) THIS SECTION APPLIES TO ALL APPLICABLE DWELLING UNITS WHETHER THEY ARE (1) PUBLICLY OR PRIVATELY