

actual notice thereof to the landlord; providing that the landlord may repair the defect or damage alleged within a reasonable time; providing for the measure of damages; providing that the landlord is not responsible for certain defects or damage; providing for written notification of the tenant or the Department of Housing and Community Development by the landlord that the repairs have been completed; providing certain definitions; and generally relating to the warranty of habitability for dwellings in Baltimore City.

BY adding to

The Public Local Laws of Baltimore City
Section 9-14.2
Article 4 - Public Local Laws of Maryland
(1969 Edition, as amended)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That new Section 9-14.2 be and it is hereby added to the Public Local Laws of Baltimore City being Article 4 of the Code of Public Local Laws of Maryland (1969 Edition, as amended) to read as follows:

Article 4

9-14.2

(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED UNLESS OTHERWISE APPARENT FROM CONTEXT.

(2) "DWELLING" MEANS A STRUCTURE OR THAT PART OF A STRUCTURE WHICH IS USED FOR OR IS INTENDED FOR USE, AS A HOME OR RESIDENCE BY ONE PERSON OR BY TWO OR MORE PERSONS MAINTAINING A COMMON HOUSEHOLD.

(3) "NOTICE" MEANS EITHER A VIOLATION NOTICE FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OR ANY OTHER MUNICIPAL OR GOVERNMENTAL AGENCY, OR A LETTER SENT BY THE TENANT OR HIS AGENT TO THE LANDLORD BY CERTIFIED MAIL.

(4) "FIT FOR HUMAN HABITATION" MEANS THE PREMISES SHALL NOT HAVE ANY CONDITIONS WHICH ENDANGER THE LIFE, HEALTH AND SAFETY OF THE TENANTS[[, INCLUDING, BUT NOT LIMITED TO]] INVOLVING VERMIN OR RODENT INFESTATION IN TWO OR MORE UNITS, LACK OF SANITATION, LACK OF HEAT, LACK OF RUNNING WATER, OR LACK OF ELECTRICITY[[.]]. EXCEPT WHERE THE TENANT IS RESPONSIBLE FOR PAYMENT OF THE WATER AND ELECTRIC CHARGES AND WHERE LACK OF WATER OR