

Approved May 29, 1978.

CHAPTER 978

(Senate Bill 126)

AN ACT concerning

Landlord and Tenant - Deposits - Applications for Leases

FOR the purpose of requiring applications for leases to contain certain information; requiring a landlord to return, within a certain time, moneys deposited by a prospective tenant and subject to certain deductions in certain instances; providing for civil damages for failure to comply; and providing for certain exceptions.

BY adding to

Article - Real Property
Section 8-213
Annotated Code of Maryland
(1974 Volume and 1977 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That section(s) of the Annotated Code of Maryland be repealed, amended, or enacted to read as follows:

Article - Real Property

8-213.

(A) AN APPLICATION FOR A LEASE SHALL CONTAIN A STATEMENT WHICH EXPLAINS:

(1) THE LIABILITIES WHICH THE TENANT INCURS UPON SIGNING THE APPLICATION; AND

(2) THE PROVISIONS OF SUBSECTIONS (B), (C), AND (D) OF THIS SECTION.

(B) (1) IF A LANDLORD REQUIRES FROM A PROSPECTIVE TENANT ANY FEES OTHER THAN A SECURITY DEPOSIT AS DEFINED BY SECTION 8-203(A) OF THIS SUBTITLE, AND THESE FEES EXCEED \$25, THEN THE LANDLORD SHALL RETURN THE FEES, SUBJECT TO THE EXCEPTIONS BELOW, OR BE LIABLE FOR TWICE THE AMOUNT OF THE FEES IN DAMAGES. THE RETURN SHALL BE MADE NOT LATER THAN 15 DAYS FOLLOWING THE DATE OF OCCUPANCY OR THE WRITTEN COMMUNICATION, BY EITHER PARTY TO THE OTHER, OF A DECISION THAT NO TENANCY SHALL OCCUR.

(2) THE LANDLORD MAY RETAIN ONLY THAT PORTION