

method for such tenants to receive a list of damages and return of a security deposit; relating generally to security deposits held by landlords; and relettering a provision.

BY renumbering

Article - Real Property
Section 8-203(i)
to be Section 8-203(j)
Annotated Code of Maryland
(1974 Volume and 1978 Supplement)

BY adding to

Article - Real Property
Section 8-203(i)
Annotated Code of Maryland
(1974 Volume and 1978 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That Section(s) 8-203(i) of Article - Real Property, of the Annotated Code of Maryland be renumbered to be Section(s) 8-203(j).

SECTION 2. AND BE IT FURTHER ENACTED, That section(s) of the Annotated Code of Maryland be repealed, amended, or enacted to read as follows:

Article - Real Property

8-203.

(I) (1) THE PROVISIONS OF SUBSECTIONS (F) (1), (F) (4), (H) (1), AND (H) (2) ARE INAPPLICABLE TO A TENANT WHO HAS BEEN EVICTED OR EJECTED FOR BREACH OF A CONDITION OR COVENANT OF A LEASE PRIOR TO THE TERMINATION OF THE TENANCY OR WHO HAS ~~VACATED~~ ABANDONED THE PREMISES PRIOR TO THE TERMINATION OF THE TENANCY.

(2) A TENANT SPECIFIED IN PARAGRAPH (1) MAY DEMAND RETURN OF THE SECURITY DEPOSIT BY GIVING WRITTEN NOTICE BY ~~CERTIFIED~~ FIRST CLASS MAIL TO THE LANDLORD WITHIN 45 DAYS OF BEING EVICTED OR EJECTED OR OF ~~VACATING~~ ABANDONING THE PREMISES. THE NOTICE SHALL SPECIFY THE TENANT'S NEW ADDRESS. THE LANDLORD, WITHIN 30 DAYS OF RECEIPT OF SUCH NOTICE, SHALL PRESENT, BY FIRST CLASS MAIL TO THE TENANT, A WRITTEN LIST OF THE DAMAGES CLAIMED UNDER SUBSECTION (G) ~~(4)~~ (I) TOGETHER WITH A STATEMENT OF THE COSTS ACTUALLY INCURRED. WITHIN 45 DAYS OF RECEIPT OF THE NOTICE, THE LANDLORD SHALL RETURN TO THE TENANT THE SECURITY DEPOSIT TOGETHER WITH SIMPLE INTEREST WHICH HAS ACCRUED IN THE AMOUNT OF 3 PERCENT PER ANNUM, LESS ANY DAMAGES RIGHTFULLY WITHHELD.