

AN ACT concerning

Landlord and Tenant - Rent Escrow

FOR the purpose of providing that in certain landlord-tenant actions in which a party prays a jury trial, the ~~District Court shall order that rents be paid~~ tenant shall pay certain rents into a certain escrow account; providing a sanction for failure to pay rents into the escrow account; and providing for distribution of the account upon final disposition of the action.

BY adding to

Article - Real Property
Section 8-118
Annotated Code of Maryland
(1974 Volume and 1981 Supplement)

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

Article - Real Property

8-118.

(A) IN AN ACTION UNDER § 8-401 OR, § 8-402, OR § 8-402.1 OF THIS ARTICLE IN WHICH A PARTY PRAYS A JURY TRIAL, ~~THE DISTRICT COURT SHALL ENTER AN ORDER DIRECTING~~ THE TENANT OR ANYONE HOLDING UNDER THE TENANT ~~TO~~ SHALL PAY ALL ACCRUED AND UNPAID RENTS, AND ALL RENTS DUE AND AS THEY COME DUE DURING THE PENDENCY OF THE ACTION, AS PRESCRIBED IN SUBSECTION (B) OF THIS SECTION.

(B) ~~THE DISTRICT COURT SHALL ORDER THAT THE RENTS BE PAID~~ THE TENANT SHALL PAY RENTS INTO THE REGISTRY OF AN ESCROW ACCOUNT OF:

~~(1) THE COURT EXERCISING JURISDICTION IN THE CASE,~~ OR

(1) THE CLERK OF THE CIRCUIT COURT OR THE APPROPRIATE COURT OF THE SUPREME BENCH OF BALTIMORE CITY; OR

(2) IF DIRECTED BY THE CLERK, AN ADMINISTRATIVE AGENCY OF ANY THE COUNTY WHICH IS EMPOWERED BY LOCAL LAW TO HOLD RENTS IN ESCROW PENDING INVESTIGATION AND DISPOSITION OF COMPLAINTS BY TENANTS.

(C) IN AN ACTION UNDER § 8-401, § 8-402, OR § 8-402.1 OF THIS ARTICLE, IF THE TENANT OR ANYONE HOLDING UNDER THE TENANT FAILS TO PAY RENT ACCRUED OR AS IT COMES DUE WITHIN