

CHAPTER 161

(Senate Bill 773)

AN ACT concerning

Landlord and Tenant - Rent Escrow Account

FOR the purpose of clarifying the law to allow the District Court to order certain tenants to pay rents into ~~the District Court registry in an escrow account or into~~ the registry of an escrow account of the clerk of the circuit court or certain other agencies; clarifying language; providing that the ~~depository--court~~ clerk or agency shall certify the status of the escrow account; and generally relating to rent escrow accounts in certain landlord and tenant actions.

BY repealing and reenacting, with amendments,

Article - Real Property  
Section 8-118  
Annotated Code of Maryland  
(1981 Replacement Volume and 1982 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article - Real Property

8-118.

(a) In an action under § 8-401, § 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 [shall] TO 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 tenant shall pay rents] THE DISTRICT COURT SHALL ORDER THAT THE RENTS BE PAID into the registry of an escrow account of:

(1) The clerk of the ~~-f-circuit }-~~ DISTRICT court [or the appropriate court of the Supreme Bench of Baltimore City]; or

(2) If directed by the [clerk] DISTRICT COURT, an administrative agency of 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 this period]