

CHAPTER 23

(Senate Bill 480)

AN ACT concerning

Real Property - Mobile Home Park Owners - Interest on Security Deposits

FOR the purpose of altering the interest rate payable by certain mobile home park owners on security deposits to certain residents at the end of a tenancy; providing for the application of this Act; and generally relating to the interest payable by certain mobile home park owners on security deposits to certain residents.

BY repealing and reenacting, with amendments,

Article - Real Property

Section 8A-1001(f)

Annotated Code of Maryland

(2003 Replacement Volume and 2004 Supplement)

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

Article - Real Property

8A-1001.

(f) (1) Within 45 days after the end of the tenancy, the park owner shall return the security deposit to the resident together with simple interest which has accrued in the amount of [4] 3 percent per annum less any damages rightfully withheld.

(2) Interest shall accrue at 6-month intervals from the day the resident gives the park owner the security deposit. Interest is not compounded.

(3) Interest shall be payable only on security deposits of \$50 or more.

(4) If the park owner, without a reasonable basis, fails to return any part of the security deposit, plus accrued interest, within 45 days after the termination of the tenancy, the resident has an action of up to threefold of the withheld amount, plus reasonable attorney's fees.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed to apply only prospectively and may not be applied or interpreted to have any effect on or application to any mobile home park tenancy created or renewed before the effective date of this Act.

SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2005.

Approved April 12, 2005.