

Article – Real Property

Section 8-211(a)

Annotated Code of Maryland

(1996 Replacement Volume and 1996 Supplement)

BY repealing and reenacting, with amendments,

Article – Real Property

Section 8-211(e) and (o)

Annotated Code of Maryland

(1996 Replacement Volume and 1996 Supplement)

BY repealing and reenacting, with amendments,

Article – Real Property

Section 8-211.1

Annotated Code of Maryland

(1996 Replacement Volume and 1996 Supplement)

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

Article – Real Property

8-211.

(a) The purpose of this section is to provide tenants with a mechanism for encouraging the repair of serious and dangerous defects which exist within or as part of any residential dwelling unit, or upon the property used in common of which the dwelling unit forms a part. The defects sought to be reached by this section are those which present a substantial and serious threat of danger to the life, health and safety of the occupants of the dwelling unit, and not those which merely impair the aesthetic value of the premises, or which are, in those locations governed by such codes, housing code violations of a nondangerous nature. The intent of this section is not to provide a remedy for dangerous conditions in the community at large which exists apart from the leased premises or the property in common of which the leased premises forms a part.

(e) This section provides a remedy and imposes an obligation upon landlords to repair and eliminate conditions and defects which constitute, or if not promptly corrected will constitute, a fire hazard or a serious and substantial threat to the life, health or safety of occupants, including, but not limited to:

(1) Lack of heat, of light, electricity, or of hot or cold running water, except where the tenant is responsible for the payment of the utilities and the lack thereof is the direct result of the tenant's failure to pay the charges; or

(2) Lack of adequate sewage disposal facilities; or

(3) Infestation of rodents in two or more dwelling units; or

(4) [The existence of paint containing lead pigment on surfaces within the dwelling unit; or