

Three members of the Maryland Senate who originally voted for this legislation requested a veto after realizing its full impact. They expressed grave concern that this legislation is unfair to tenants and will result in more evictions because it requires the court to include rent and late fees due up to the date of judgment. I agree. By requiring the court to consider additional monies owed, this measure could deny a family the opportunity to pay overdue rent and remain in their home. For example, a family that owes \$600 in rent for one month may be required to pay \$1,200 if a judgment issued against them automatically includes the following month's rent.

While I am supportive of efforts to improve and streamline the current process governing landlord/tenant complaints, I am concerned that this legislation would unjustly burden struggling working families who might face eviction or homelessness. For this reason, I have vetoed House Bill 1158.

Sincerely,  
Parris N. Glendening  
Governor

### House Bill No. 1158

AN ACT concerning

#### **Landlord and Tenant – Accrual of Unpaid Rent and Late Fees**

FOR the purpose of ~~requiring a landlord to claim certain late fees in a complaint to repossess any premises from a tenant who has failed to pay rent; requiring a court to determine the amount of certain unpaid rent and late fees at the trial on the complaint~~ requiring a landlord who seeks certain rents due and late fees in actions to repossess premises from certain tenants to set forth those specify a certain amount of rent and fees in a certain complaint and in a certain manner; requiring a certain court to award certain late fees and certain rents due to certain landlords under certain circumstances; requiring the court to make certain determinations; altering certain criteria for determination of a tenant's right to redemption of leased premises; altering certain rents and late fees that the tenant must pay to redeem the leased property; providing for a certain credit for certain post judgment payments from a tenant to a landlord; allowing a landlord to make a certain motion to a certain court to resolve a certain dispute; making certain stylistic changes; and generally relating to repossession of leased premises for failure to pay rent.

BY repealing and reenacting, with amendments,

Article – Real Property

Section 8-401

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**