

CHAPTER 649

(House Bill 605)

AN ACT concerning

Real Property - Landlord-Tenant Actions

FOR the purpose of revising provisions of law relating to landlords and tenants; clarifying the rent escrow procedures to be followed in certain landlord-tenant actions; providing miscellaneous requirements for lease option agreements, security deposits, landlords' receipts, and residential leases; clarifying the procedures to be followed in instances of retaliatory evictions; ~~providing for the termination of certain residential leases upon a tenant's involuntary employment transfer, illness, or disability;~~ authorizing the District Court court to award certain late fees and additional accruing installments of rent in certain summary ejection actions; authorizing the District Court court to enter judgments for unpaid rent under certain circumstances in certain tenant holding over actions; authorizing a tenant who has not been personally served with a summons to make a limited appearance in certain landlord-tenant actions without becoming subject to the personal jurisdiction of the court; providing that the acceptance of ~~rent~~ payment under certain circumstances shall not constitute a waiver of certain rights absent a specific written agreement to the contrary; defining certain terms; establishing procedures to be followed in wrongful detainer actions; ~~providing a cause of action for the wrongful eviction of a tenant;~~ establishing procedures to be followed where the title to real property is claimed to be disputed in a landlord-tenant action; clarifying the procedures to be followed when a party in certain landlord-tenant actions elects a trial by jury; authorizing the District Court court to exercise injunctive powers in certain landlord-tenant actions; making technical and stylistic changes; and generally relating to the rights and obligations of landlords and tenants and actions involving landlords and tenants.

BY repealing and reenacting, with amendments,

Article - Real Property

Section 8-118, 8-202, 8-203, 8-205, 8-208, 8-208.1, 8-210, 8-212.1, 8-213, 8-401, 8-402, 8-402.1 and 8-403

Annotated Code of Maryland

(1996 Replacement Volume and 1998 Supplement)

BY adding to

Article - Real Property

Section 8-118.1, 8-203.1, 8-402.3, ~~8-402.4~~, 8-404, and 8-601 through 8-604, inclusive

Annotated Code of Maryland

(1996 Replacement Volume and 1998 Supplement)

BY repealing