

(6) THE OBLIGATION OF THE LANDLORD TO RETURN ANY UNUSED PORTION OF THE SECURITY DEPOSIT, BY FIRST CLASS MAIL, ADDRESSED TO THE TENANT'S LAST KNOWN ADDRESS WITHIN 45 DAYS AFTER THE TERMINATION OF THE TENANCY; AND

(7) A STATEMENT THAT FAILURE OF THE LANDLORD TO COMPLY WITH THE SECURITY DEPOSIT LAW MAY RESULT IN THE LANDLORD BEING LIABLE TO THE TENANT FOR A PENALTY OF UP TO 3 TIMES THE SECURITY DEPOSIT WITHHELD, PLUS REASONABLE ATTORNEY'S FEES.

(B) THE LANDLORD SHALL RETAIN A COPY OF THE RECEIPT FOR A PERIOD OF 2 YEARS AFTER THE TERMINATION OF THE TENANCY, ABANDONMENT OF THE PREMISES, OR EVICTION OF THE TENANT, AS THE CASE MAY BE.

(C) THE LANDLORD SHALL BE LIABLE TO THE TENANT IN THE SUM OF \$25 IF THE LANDLORD FAILS TO PROVIDE A WRITTEN RECEIPT FOR THE SECURITY DEPOSIT.

8-205.

(a) (1) In Anne Arundel County, unless the tenant makes payment by check or rents the property for commercial or business purposes, if property is leased for any definite term or at will, the landlord shall give the tenant a receipt showing payment and the time period which the payment covers.

(2) On conviction of violating this section, any person or agent shall forfeit the rent for the period in question.

(b) Except [in Anne Arundel County] AS OTHERWISE PROVIDED IN SUBSECTION (A) OF THIS SECTION, [when the tenant makes payment in person, other than by check,] the landlord or landlord's agent shall give the tenant a receipt IF THE TENANT:

(1) MAKES PAYMENT IN CASH; OR

(2) REQUESTS A RECEIPT.

(C) IN ADDITION TO ANY OTHER PENALTY, THE LANDLORD SHALL BE LIABLE TO THE TENANT IN THE SUM OF \$25 IF THE LANDLORD FAILS TO PROVIDE A WRITTEN RECEIPT AS REQUIRED BY THIS SECTION.

8-208.

(A) (1) ON OR AFTER OCTOBER 1, 1999, ANY LANDLORD WHO OFFERS 5 OR MORE DWELLING UNITS FOR RENT IN THE STATE MAY NOT RENT A RESIDENTIAL DWELLING UNIT WITHOUT USING A WRITTEN LEASE.

(2) IF A LANDLORD FAILS TO COMPLY WITH PARAGRAPH (1) OF THIS SUBSECTION, THE TERM OF THE TENANCY IS PRESUMED TO BE 1 YEAR FROM THE DATE OF THE TENANT'S FIRST OCCUPANCY UNLESS THE TENANT ELECTS TO END THE TENANCY AT AN EARLIER DATE BY GIVING 1 MONTH'S WRITTEN NOTICE.