

Senate Bill No. 272

AN ACT concerning

Mobile Home Parks – Security Deposits

FOR the purpose of ~~specifying certain maximum amounts for security deposits in mobile home parks; requiring that certain increases in mobile home park security deposits be payable periodically; clarifying language and structure prohibiting a mobile home park owner from increasing or imposing a security deposit under certain circumstances; and generally relating to security deposits assessed by in~~ mobile home parks.

BY repealing and reenacting, with amendments,

Article – Real Property

Section 8A-1001

Annotated Code of Maryland

(1988 Replacement Volume and 1991 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.

(a) A park owner may not impose a security deposit ~~†~~ in excess of the equivalent of 2 months' rent, or \$50, whichever is greater, ~~† THAT EXCEEDS THE GREATER OF:~~

~~(1) THE EQUIVALENT OF 1 MONTH'S RENT; OR~~

~~(2) \$50.~~

(B) If a security deposit exceeds [this amount] ~~THE MAXIMUM AMOUNT ALLOWABLE UNDER SUBSECTION (A) OF THIS SECTION~~, the resident may recover up to threefold the extra money charged, plus reasonable attorney's fees.

~~(C) IF A PARK OWNER INCREASES A SECURITY DEPOSIT AFTER RECEIVING PAYMENT OF THE INITIAL SECURITY DEPOSIT, THE INCREASE SHALL BE PAYABLE BY THE RESIDENT IN 12 EQUAL MONTHLY PAYMENTS, WITHOUT INTEREST.~~

(C) (1) AFTER RECEIVING PAYMENT OF THE INITIAL SECURITY DEPOSIT FROM THE RESIDENT, A PARK OWNER MAY NOT INCREASE THE SECURITY DEPOSIT.

(2) IF THE RESIDENT WAS NOT REQUIRED TO PAY A SECURITY DEPOSIT DURING A PRIOR LEASE OR RENTAL TERM, A PARK OWNER MAY NOT IMPOSE A SECURITY DEPOSIT.