

SB0171/973227/1

BY: Judicial Proceedings Committee

AMENDMENTS TO SENATE BILL 171
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 2, strike “**Office of Home Energy Programs**” and substitute “**Notice of Utility Bills in Residential Leases**”; in the same line, strike “**Financial Assistance**” and substitute “**Gas and Electric Services**”; strike beginning with “requiring” in line 3 down through “assistance” in line 8 and substitute “adding gas and electric utility services to the types of utility services for which certain landlords are required to provide a certain notice in a written lease and a copy of a certain receipt or bill summary under certain circumstances”; in lines 8 and 9, strike “the Office of Home Energy Programs” and substitute “required provisions in written leases”; in line 10, strike “adding to” and substitute “repealing and reenacting, with amendments,”; and in line 12, strike “8-220” and substitute “8-205.1”.

AMENDMENT NO. 2

On page 1, after line 17, insert:

“8-205.1.

(a) In this section, “utility service provider” means a public service company or a unit of State or local government that provides water [or], sewer, GAS, OR ELECTRIC utility services.

(b) [(1) This section applies only to a landlord of a building that contains one or two residential dwelling units.

[(2) This section does not apply to a landlord [that]:

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(1) THAT requires a tenant, under an oral or written lease, to pay water [or], sewer, GAS, OR ELECTRIC bills directly to the utility service provider; OR

(2) FOR ANY UTILITY THAT IS ALLOCATED USING A RATIO UTILITY BILLING SYSTEM, AS DEFINED IN § 8-212.4 OF THIS SUBTITLE.

(c) A landlord that requires a tenant to make payments for water [or], sewer, GAS, OR ELECTRIC utility services to the landlord shall:

(1) Use a written lease that provides notice that the tenant is responsible for making payments for water [or], sewer, GAS, OR ELECTRIC utility services to the landlord; and

(2) (I) Provide a copy of the water [or], sewer, GAS, OR ELECTRIC bill to the tenant; OR

(II) BEFORE THE BEGINNING OF THE INITIAL LEASE AND EACH TERM THEREAFTER FOR THE DURATION OF THE TENANCY, NOTIFY THE TENANT IN WRITING OF THE TOTAL UTILITY COSTS BILLED TO THE LANDLORD IN THE IMMEDIATELY PRECEDING YEAR FOR WATER, SEWER, GAS, OR ELECTRIC UTILITY SERVICES, DISAGGREGATED BY UTILITY TYPE.”.

On pages 1 and 2, strike in their entirety the lines beginning with line 18 on page 1 through line 25 on page 2, inclusive.