

HOUSE BILL 1054

N1

9lr1447

By: **Delegate Brooks**

Introduced and read first time: February 8, 2019

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Leased Residential Property Registry**

3 FOR the purpose of requiring the Department of Labor, Licensing, and Regulation to
4 establish and maintain a Leased Residential Property Registry for certain property;
5 establishing that the Department is not responsible for the accuracy of certain
6 information; requiring a landlord to submit a certain registration of certain
7 residential property under certain circumstances; authorizing the Department to
8 determine a certain fee and establish a certain penalty; imposing certain limits on
9 access to the Leased Residential Property Registry; defining certain terms; and
10 generally relating to the Leased Residential Property Registry.

11 BY adding to

12 Article – Real Property

13 Section 8–901 through 8–904 to be under the new subtitle “Subtitle 9. Leased
14 Residential Property Registry”

15 Annotated Code of Maryland

16 (2015 Replacement Volume and 2018 Supplement)

17 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
18 That the Laws of Maryland read as follows:

19 **Article – Real Property**

20 **SUBTITLE 9. LEASED RESIDENTIAL PROPERTY REGISTRY.**

21 **8–901.**

22 (A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS
23 INDICATED.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(B) "DEPARTMENT" MEANS THE DEPARTMENT OF LABOR, LICENSING, AND**
2 **REGULATION.**

3 **(C) "LEASED RESIDENTIAL PROPERTY" MEANS REAL PROPERTY IMPROVED**
4 **BY DWELLING UNITS THAT ARE PRINCIPALLY DESIGNED AND INTENDED FOR HUMAN**
5 **HABITATION THAT IS SUBJECT TO THE REQUIREMENTS OF SUBTITLE 2 OF THIS**
6 **TITLE.**

7 **(D) "LEASED RESIDENTIAL PROPERTY REGISTRY" MEANS THE LEASED**
8 **RESIDENTIAL PROPERTY REGISTRY ESTABLISHED BY THE DEPARTMENT UNDER §**
9 **8-902 OF THIS SUBTITLE.**

10 **8-902.**

11 **(A) THE DEPARTMENT SHALL ESTABLISH AND MAINTAIN AN ONLINE**
12 **REGISTRY OF LEASED RESIDENTIAL PROPERTY.**

13 **(B) THE DEPARTMENT IS NOT RESPONSIBLE FOR THE COMPLETENESS OR**
14 **ACCURACY OF THE CONTENTS OF THE ONLINE REGISTRY.**

15 **8-903.**

16 **(A) (1) WITHIN 30 DAYS AFTER THE EXECUTION OF A WRITTEN LEASE**
17 **AGREEMENT BETWEEN A LANDLORD AND A TENANT, A LANDLORD SHALL SUBMIT A**
18 **REGISTRATION TO THE LEASED RESIDENTIAL PROPERTY REGISTRY.**

19 **(2) THE REGISTRATION SHALL:**

20 **(I) BE IN THE FORM THE DEPARTMENT REQUIRES; AND**

21 **(II) CONTAIN THE FOLLOWING INFORMATION:**

22 **1. THE ADDRESS OF THE RENTAL PROPERTY;**

23 **2. A COPY OF ANY LICENSE REQUIRED OF THE**
24 **LANDLORD UNDER COUNTY LAW;**

25 **3. A COPY OF THE EXECUTED LEASE AGREEMENT**
26 **BETWEEN THE LANDLORD AND THE TENANT; AND**

27 **4. THE NAME OF ALL THE INDIVIDUALS AUTHORIZED TO**
28 **RESIDE IN THE UNIT.**

1 **(B) THE DEPARTMENT MAY:**

2 **(1) DETERMINE THE FEE FOR A REGISTRATION UNDER THIS SECTION;**

3 **AND**

4 **(2) ESTABLISH A FINE FOR THE FAILURE OF A LANDLORD TO**
5 **REGISTER A LEASED RESIDENTIAL PROPERTY AS REQUIRED UNDER THIS SUBTITLE.**

6 **8-904.**

7 **(A) THE LEASED RESIDENTIAL PROPERTY REGISTRY:**

8 **(1) IS NOT A PUBLIC RECORD AS DEFINED IN § 4-101 OF THE**
9 **GENERAL PROVISIONS ARTICLE; AND**

10 **(2) IS NOT SUBJECT TO TITLE 4 OF THE GENERAL PROVISIONS**
11 **ARTICLE.**

12 **(B) THE DEPARTMENT MAY AUTHORIZE ACCESS TO THE LEASED**
13 **RESIDENTIAL PROPERTY REGISTRY ONLY TO STATE AGENCIES AND TO LOCAL**
14 **JURISDICTIONS AND THEIR AGENCIES AND REPRESENTATIVES.**

15 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
16 October 1, 2019.